

**4 April Cottage Zion Hill
Walgrave Village
NORTHAMPTON
NN6 9PN**

Guide Price £450,000



- **RENOVATED BRICK BUILT COTTAGE**
- **THREE BATHROOMS**
- **LARGE KITCHEN/DINER/FAMILY ROOM**
- **EASY ACCESS TO A14 AND A43**
- **FOUR BEDROOMS**
- **CHARACTER AND CONTEMPORARY FEATURES**
- **SOUGHT AFTER VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Walgrave, Northampton, this recently renovated cottage offers a delightful blend of character and contemporary features. Set on a corner plot, the property boasts an inviting atmosphere that is perfect for family living.

With four generously sized double bedrooms, this home provides ample space for both relaxation and privacy. The three well-appointed bathrooms ensure convenience for all residents and guests alike. The heart of the home is undoubtedly the spacious kitchen/diner/family room, which serves as an ideal setting for entertaining or enjoying family meals together.

The two reception rooms offer additional versatility, allowing for a cosy sitting area or a formal dining space, depending on your needs. The cottage's older charm is beautifully complemented by modern renovations, creating a warm and welcoming environment that is both stylish and functional.

Located in a sought-after village, this property is surrounded by picturesque countryside, making it a perfect retreat from the hustle and bustle of city life. Whether you are looking for a family home or a peaceful getaway, this cottage is sure to impress with its unique character and modern comforts. Don't miss the opportunity to make this charming property your own.

Ground Floor

Entrance Hall

14'7" x 5'10" max (4.46 x 1.80 max)

Enter via a composite door with obscure inset wing window into welcoming entrance hall, cast iron radiator, bespoke tiled mosaic flooring, ceiling spot lights, built-in panelled seating area for coat and shoe storage, cast iron radiator, wooden door to downstairs cloakroom.

Downstairs Cloakroom

4'1" x 3'6" (1.25 x 1.08)

Glazed window to rear aspect, wall mounted wash-hand basin, low level W/C, ceiling spot light, tiled flooring, tiled splash-backs, wall mounted heated towel rail.

Lounge

15'11" x 14'3" (4.86 x 4.36)

Enter via glass panel bi-fold partition doors into lounge. UPVC double glazed French door to front aspect, feature panelled walls, cast iron open fireplace with plinth, hearth and solid wooden mantle, original herringbone parquet flooring, TV point, ceiling spot lights, cast iron radiator, door to;

Kitchen/Diner/Family Room

38'1" max x 15'0" max (11.63 max x 4.59 max)

A beautifully versatile and spacious open plan kitchen/dining/family room. UPVC patio doors to front aspect, stain glass window to rear aspect, triple bi-folding doors to rear courtyard, ceiling roof lantern above Island unit, completely refitted Wren kitchen to include contemporary soft touch wall and base mounted units with drawers in a shaker style incorporating clever storage features, integrated Bosch oven, integrated Bosch microwave, integrated Bosch induction hob, integrated Zanussi dish-washer, utility cupboard incorporating washing machine and spin-dryer, recess space for American style fridge/freezer, Quartz work surfaces and splash backs, island unit with breakfast bar incorporating deep soft touch drawers and Quartz work surface, sunken Belfast sink with mixer tap over, herringbone flooring, ceiling spot lights, two graphite long bar radiators. The dining/family room includes feature log burner sat on flagstone plinth with wood storage cupboards to side, continuation herringbone flooring, wooden panelling, ceiling spot lights, doors to further storage cupboards and staircase and bi-fold glass panel partition doors to lounge.

Boot Room

5'5" x 4'1" (1.66 x 1.26)

Half panel double glazed UPVC door, half tiled splash backs, ceiling spot light, wooden door to under stairs storage cupboard.

First Floor

First Floor Landing

UPVC double glazed window to rear aspect, feature wooden panelling, loft hatch entrance, ceiling spot-lights, radiator, doors to;

Bedroom One

15'5" x 12'5" (4.70 x 3.81)

Solid wooden door into bedroom one. UPVC double glazed window to front aspect, two double built in wooden wardrobes, one single wooden wardrobe, radiator, door to en-suite;

En-Suite to Bedroom One

7'7" x 5'2" (2.33 x 1.58)

Enter via solid wooden door. Two UPVC double glazed windows to rear, completely refitted walk-in American rainfall double shower with hand held shower attachment included, tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled flooring, ceiling spot lights, chrome wall mounted heated towel rail.

Bedroom Two

15'3" x 10'11" (4.65 x 3.33)

UPVC double glazed window to front aspect, feature wooden panelling, radiator, storage cupboard, opening leading to;

Dressing Area

6'6" x 4'1" (1.99 x 1.27)

UPVC double glazed window to front aspect, cast iron radiator, ceiling spot lights, door to Jack & Jill bathroom, storage cupboard.

Jack & Jill Bathroom

12'4" x 5'9" (3.76 x 1.76)

Cast iron free standing claw foot roll top bath, free standing sink, low level W/C, tiled flooring, tiled splash backs, storage cupboard housing boiler, shelving, ceiling spot lights, loft hatch entrance, wall mounted radiator, door to;

Bedroom Three

10'11" x 7'9" (3.33 x 2.38)

Double glazed window to rear aspect, built in shelving, ceiling spot lights, radiator, door to Jack & Jill bathroom.

Bedroom Four

13'2" x 5'10" (4.03 x 1.79)

UPVC double glazed window to side aspect, feature wooden panelling, radiator, door to shower room.

Shower Room

5'10" x 5'10" (1.79 x 1.78)

Corner shower tray installed and pipework ready but currently unfinished.

Externally

Rear Garden

Private rear garden incorporating tiled patio courtyard with gated picket wooden fencing, leading to artificial lawn area, further tiled patio area, raised borders with wooden railway sleepers, established plants and shrubs, gated side storage area including wooden shed, two outside taps, external power sockets, fully surrounded by wooden panel fencing and brick wall, gated archway leading to further side storage area.

Walgrave Village

The North Northamptonshire village of Walgrave is sought after and highly desirable offering a public house, impressive church, playing fields, riding stables, extensive bridleways and countryside walks. Situated close to Pitsford Reservoir it is within easy reach of Kettering, Northampton and Market Harborough. Good local access routes provide short drives to the A14, M1 and M6 motorways. Nearby mainline stations of Kettering, Northampton, Rugby and Wellingborough provide direct links to London, Birmingham and beyond making this location a lovely rural retreat for commuters.

Agents Notes

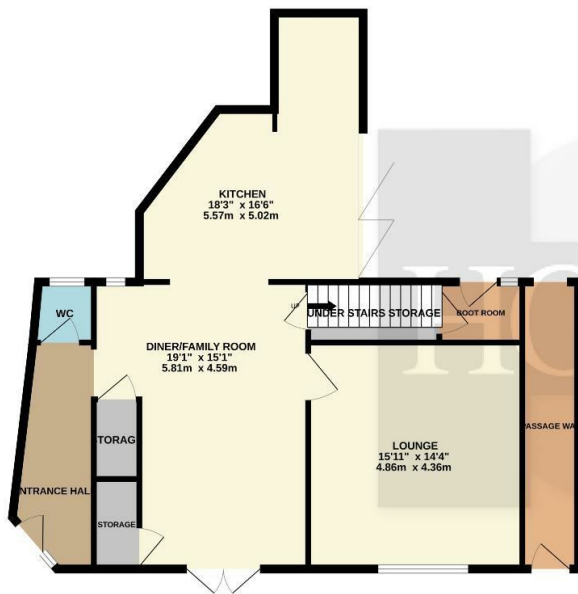
Local Authority: West Northamptonshire Council
Council Tax Band - D







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
England & Wales	EU Directive 2002/91/EC	



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