

**8 Oak Close
Hartwell
NORTHAMPTON
NN7 2JX**

£399,995



- **FOUR BEDROOMS**
- **VAULTED CEILING**
- **VILLAGE LOCATION**
- **SEPARATE LOUNGE**
- **OFF ROAD PARKING**

- **EXTENDED DETACHED**
- **TWO ENSUITE SHOWER ROOMS**
- **LARGE OPEN PLAN LIVING/DINING/KITCHEN ROOM**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A large extended four bedroom detached property situated in the sought after South Northants village of Hartwell.

The accommodation briefly comprises entrance hall, lounge, large extended and open plan family room/dining area/kitchen room, Utility room, guest bedroom with en-suite shower room on the ground floor whilst the first floor comprises master bedroom with en-suite shower room, two further double bedrooms and family bathroom.

The property also benefits UPVC double glazing, gas radiator central heating, off road parking for several cars to the front and good size garden to the rear. Viewing is strongly recommended to appreciate the space inside.

Entrance Hall

Double panelled radiator. UPVC double glazed window to front. Doors to:

Lounge

14'2" x 10'9" (4.34 x 3.30)

Stairs leading to first floor landing. Laminated wooden flooring. Double panelled radiator. TV point. Telephone point. UPVC double glazed window to front. Door to:

Kitchen/Family/Dining Room

19'9" x 18'11" (6.03 x 5.79)

Extended to the rear this large open plan living/dining/kitchen room comprises sink unit with cupboards under. A range of floor standing cupboards with worktops above. Tiling above work surface. Eye level cupboards. Fitted range cooker with extractor fan above. Tiled flooring to kitchen area. dishwasher. Two single panelled radiators, wooden flooring to dining/family area. Two double glazed Velux windows set in Vaulted ceiling to rear. UPVC double glazed window to rear. UPVC double glazed French doors to rear. Door to:

Utility Room

8'0" x 4'11" (2.44 x 1.52)

Comprising sink unit with cupboards under. A range of floor standing cupboard with worktop above. Tiling above work surface. Plumbing for washing machine. Space for tumble dryer. UPVC door to side. Single panelled radiator. Wall mounted gas fired boiler serving radiator central heating and hot water. space for American style fridge/freezer.

Bedroom Four

13'1" x 8'2" (3.99 x 2.50)

Single panelled radiator. UPVC double glazed window to front, wooden flooring. Door to:

En-Suite Shower Room

Suite comprising tiled shower cubicle with shower unit above. Low level w.c. Hand wash basin. Tiled flooring. Tiled splash areas. Heated towel rail. UPVC double glazed window to side.

First Floor Landing

Access to loft. Built in storage cupboard. Doors to:

Bedroom One

14'4" x 9'1" (4.39 x 2.77)

Single panelled radiator. Telephone point. UPVC double glazed window to rear. Door to:

En-Suite Shower Room.

Suite comprising tiled shower cubicle with shower unit above. Low level w.c. Hand wash basin. Tiled flooring. Tiled walls. Heated towel rail. Extractor fan.

Bedroom Two

10'11" x 8'5" (3.33 x 2.59)

Single panelled radiator. UPVC double glazed window to front.

Bedroom Three

8'5" x 8'5" (2.59 x 2.59)

Single panelled radiator. UPVC double glazed window to front.

Family Bathroom

Modern re-fitted bathroom suite comprising double bath unit. Separate tiled shower cubicle with shower unit above. Low level w.c. Pedestal hand wash basin. Heated towel rail. Tiled flooring. Fully tiled walls. UPVC double glazed window to rear.

Front Garden

Mainly block paved front garden with off road parking for several cars.

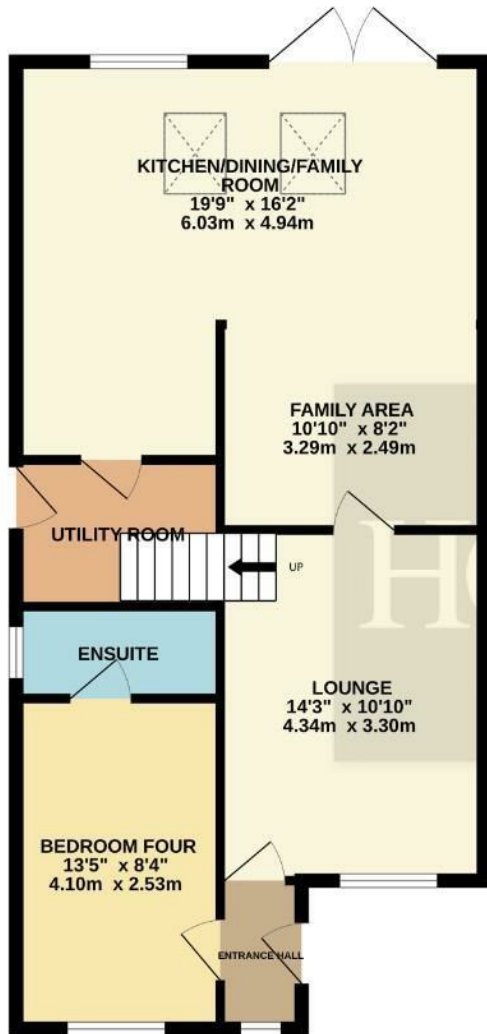
Rear Garden

Large paved patio area leading to area laid to lawn. Flower & shrub borders. Small timber shed. Large timber shed/workshop with power & lighting. Side access from front. Outside lights and power sockets.

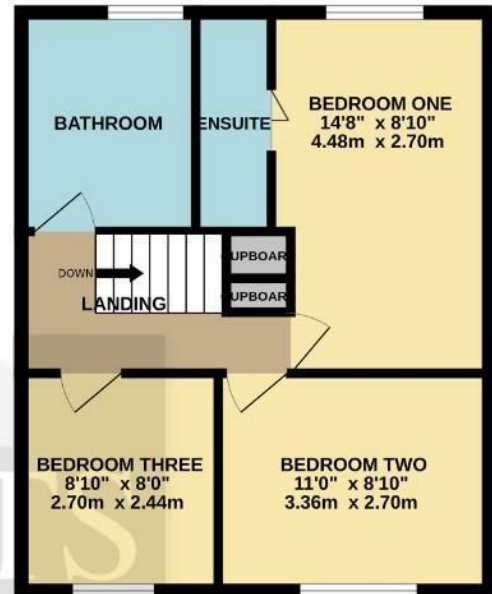




GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

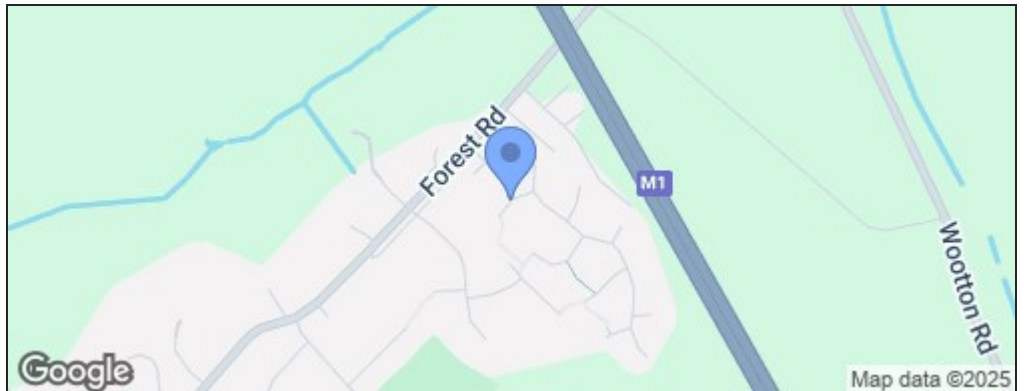


TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.