

**127 Wake Way
Grange Park
NORTHAMPTON
NN4 5BG**

£449,995



- **DETACHED**
- **MASTER WITH EN SUITE**
- **UPVC DOUBLE GLAZING**
- **DETACHED SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: C**

- **FOUR BEDROOMS**
- **LARGE EXTENDED KITCHEN/DINING/FAMILY ROOM**
- **GAS TO RADIATOR CENTRAL HEATING**
- **OFF ROAD PARKING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A large extended, detached, four bedroom property situated in the sought after area of Grange Park. The accommodation comprises in brief: entrance hall, cloakroom, lounge, study, large extended kitchen/dining/family room with bi folding doors to the rear and utility room to the ground floor. The first floor comprising of master bedroom with en suite, three further bedrooms and family bathroom.

Additional benefits include UPVC double glazing, gas to radiator heating, single detached garage, off road parking for several cars and rear garden.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, vinyl flooring, radiator, under stairs storage cupboard, UPVC double glazed window to front, doors to:

Cloakroom

Suite comprising low level W/C, hand wash basin with vanity cupboard under, vinyl flooring , heated towel rail, UPVC double glazed window to front.

Lounge

19'0" x 11'3" (5.80 x 3.44)

Feature fireplace, radiator, UPVC double glazed window to front, double glazed French doors to kitchen/dining room.

Study

10'9" x 9'6" (3.28 x 2.92)

Radiator, French doors from entrance hall, UPVC double glazed window to front.

Kitchen/Dining/Family Room

18'10" x 25'6" (5.75 x 7.79)

Extended to the rear of the property, modern fitted kitchen comprising sink unit, situated in the island, with base cupboards under, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted dishwasher, fitted wine fridge, built in twin ovens, electric induction hob with extractor fan above, large built in fridge, vinyl flooring, four double glazed velux windows to vaulted ceiling, two large double glazed bi-folding doors out to rear, doors to:

Utility Room

18'9" x 5'7" (5.74 x 1.71)

Comprising sink unit with base cupboards below, plumbing for washing machine, radiator, vinyl flooring, fitted larder unit, large tall fitted freezer, double glazed velux window to ceiling, double glazed window to rear, part glazed door to side.

First Floor

Landing

Loft access, built in storage cupboard, doors to:

Bedroom One

10'9" x 9'11" (3.29 x 3.04)

Two large built in wardrobe, radiator, 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 with fitted vanity cupboards, radiator, tiled flooring, fully tiled walls, UPVC double glazed window to rear.

Bedroom Two

11'8" x 9'9" (3.56 x 2.98)

Built in wardrobes, radiator, UPVC double glazed window to front.

Bedroom Three

9'1" x 9'6" max (2.77 x 2.90 max)

Radiator, UPVC double glazed window to rear.

Bedroom Four

10'9" x 6'10" (3.28 x 2.10)

Radiator, UPVC double glazed window to front.

Bathroom

Modern suite comprising P shaped bath unit with shower unit above, hand wash basin with vanity cupboards below, low level W.C, heated towel rail, fully tiled floor and walls, UPVC double glazed window to front.

Externally

Front Garden

Mainly block paved with off road parking, tarmac driveway to the side of the property leading to garage.

Garage

Single detached single, electric roller doors, power and light connected.

Rear Garden

Paved patio area leading to artificial lawn, raised flower beds with plants and shrubs, timber shed.

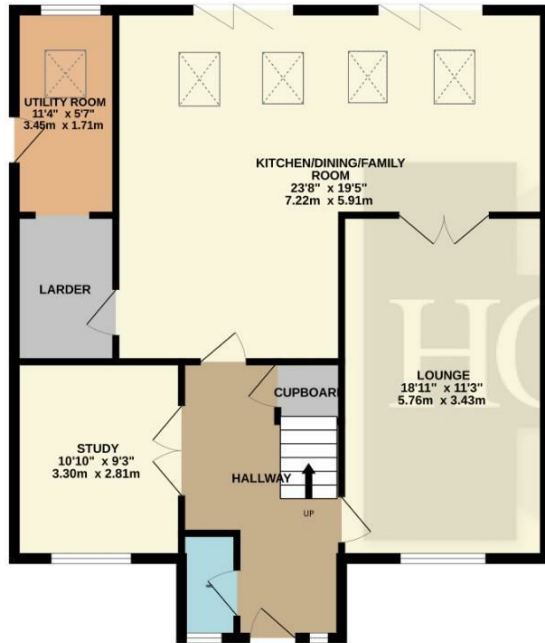
Agents Notes

Council Tax Band: E

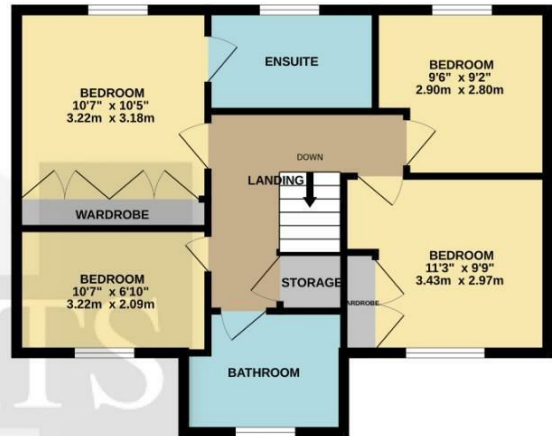




GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



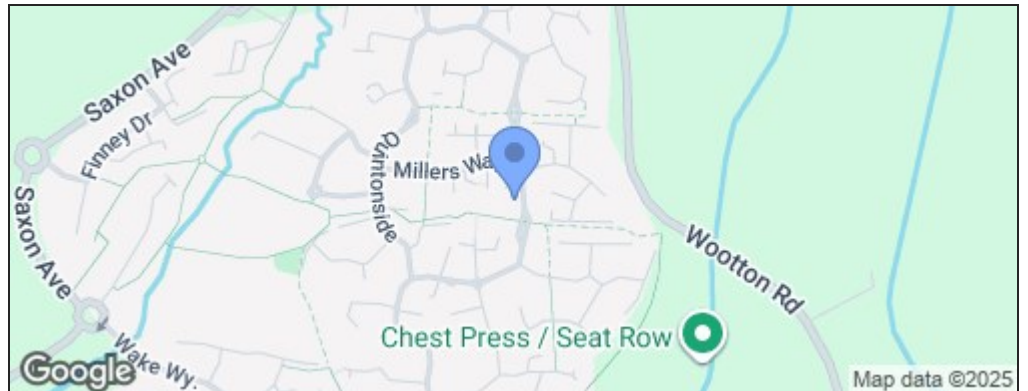
1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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	



Disclaimer

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.