

**8 Charnwood Avenue
Westone
NORTHAMPTON
NN3 3DU**

Guide Price £350,000



- **EXTENDED SEMI-DETACHED**
- **REFITTED KITCHEN/DINER/FAMILY ROOM**
- **LOUNGE WITH BAY**
- **CLOSE TO LOCAL AMENITIES**
- **GARAGE WITH MULTIPLE OFF ROAD PARKING**

- **NO ONWARD CHAIN**
- **THREE BEDROOMS**
- **SOUTH EASTERLY EXTENSIVE REAR GARDEN**
- **SOUGHT AFTER AREA**
- **ENERGY EFFICIENCY RATING TBA**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Charnwood Avenue within Westone in Northampton, this delightful semi-detached house offers a perfect blend of comfort and modern living. Built in 1950's, this property has been thoughtfully extended to provide a spacious and inviting environment. The family friendly ground floor layout is ideal for both relaxation and entertaining.

The heart of the home is undoubtedly the refitted open plan kitchen, dining, and family room, which creates a modern, warm and welcoming atmosphere. This contemporary space is perfect for family gatherings and social occasions, allowing for interaction between cooking and dining, alongside Bi-folding doors to the expansive, landscaped rear garden seamlessly incorporating the outdoors.

The property boasts three comfortable bedrooms, providing ample space for family members or guests. The bathroom is conveniently located to serve the needs of the household. Outside, the generous plot includes a beautifully landscaped rear garden that extends over 130 feet, facing south-east, making it an ideal spot for enjoying sunny days, outdoor activities and BBQ's.

Parking is a breeze with space for multiple vehicles, complemented by a garage for additional storage or vehicle protection. Situated in a sought-after area, this home is conveniently close to local schools and amenities, making it an excellent choice for families looking to settle in a vibrant community.

This semi-detached house on Charnwood Avenue is a wonderful opportunity for those seeking a blend of classic charm and modern convenience in a desirable location. Don't miss the chance to make this lovely property your new home.

Ground Floor

Entrance Porch

Arch opening, external motif tiled flooring, fuse box, external lighting.

Entrance Hall

Enter via composite door with obscure inset window, UPVC obscure wing windows to side aspect, stairs to first floor landing, clever under stairs storage drawers, storage cupboards, coir matting, tiled flooring, radiator, doors to;

Lounge

14'5" into bay x 12'5" (4.40 into bay x 3.79)

UPVC bay double glazed window to front aspect, chimney breast with feature gas wall mounted fire, wooden laminate flooring, radiator.

Kitchen/Diner/Family Room

27'10" max x 23'9" max (8.50 max x 7.25 max)

Extended and completely refitted. Open plan. Triple aspect. Two UPVC double glazed windows to rear aspect, UPVC double glazed window to side aspect, UPVC bi-folding doors into rear garden, large lantern sky-light, high gloss graphite wall and base mounted units with deep drawers, soft touch closure and multiple clever storage features, walk-in larder housing a wine cooler and microwave, Quartz work tops throughout with splash backs, two integrated AEG ovens, integrated AEG induction combo hob, integrated fridge freezer, integrated dish-washer, breakfast bar with stools under, sunken stainless steel sink with Quartz drainer and mixer tap over, socket with USB charger, tiled flooring, ceiling spots lights, utility storage cupboard housing washing machine and spin-dryer, long bar radiator, further radiator.

First Floor

First Floor Landing

UPVC obscure double glazed window to side aspect, loft hatch entrance, part boarded with ladder and housing the boiler, radiator, doors to;

Bedroom One

14'9" into bay x 11'6" (4.50 into bay x 3.52)

UPVC double glazed bay window to front aspect, built-in double mirrored sliding door wardrobe, ceiling spot light, radiator.

Bedroom Two

12'0" x 9'2" (3.67 x 2.81)

UPVC double glazed window to rear aspect, two built in wardrobe spaces, radiator.

Bedroom Three

9'8" max x 7'6" (2.97 max x 2.29)

UPVC double glazed window to front aspect, built-in mirrored sliding double door wardrobe, radiator.

Family Bathroom

8'2" x 7'3" (2.49 x 2.23)

Dual aspect. Obscure UPVC double glazed window to rear aspect, obscure UPVC double glazed window to side aspect, white suite comprising of kidney shaped bath with shower over, oversized ceramic sink with vanity unit under, low level W.C, fully tiled floor to ceiling splash backs, tiled flooring, ceiling spot lights, extractor fan, chrome wall mounted heated towel rail.

Externally

Front Garden

Block paved driveway offering off road parking for multiple vehicles, integral garage, established shrub and decorative stones, outside light.

Rear Garden

Much larger than average rear garden (approximately forty metres/one hundred and thirty feet in length). Sunny south easterly aspect. Split into three sections. First section has been completely landscaped to offer three large patio areas, spacious artificial lawn, wooden railway sleepers, established plants and shrubs, decorative stones, outside tap, outside power sockets, surrounded by wooden panel fencing, privacy fencing with archway leading to section two. Section two offers substantial laid to lawn, mature and established plants, shrubs, bushes and trees, patio area, wooden panel fencing, privacy fencing leading to section three. Section three has mature trees to the rear and wooden panel fencing, in need of some minor clearing and cutting back.

Garage

14'3" x 8'0" (4.35 x 2.44)

Up and over door, power and light connected, outside tap, recently replaced roof.

Agents Notes

Local Authority: West Northamptonshire

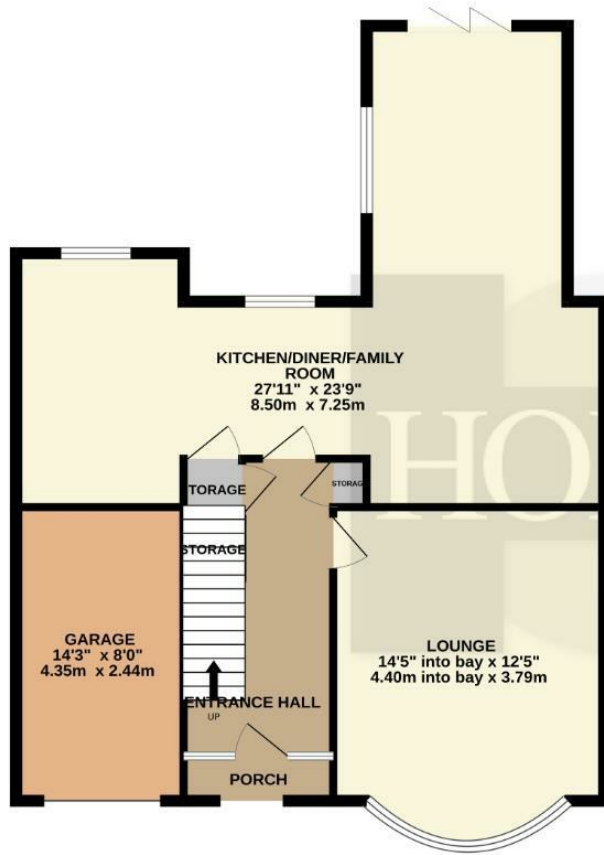
Council Tax Band: D



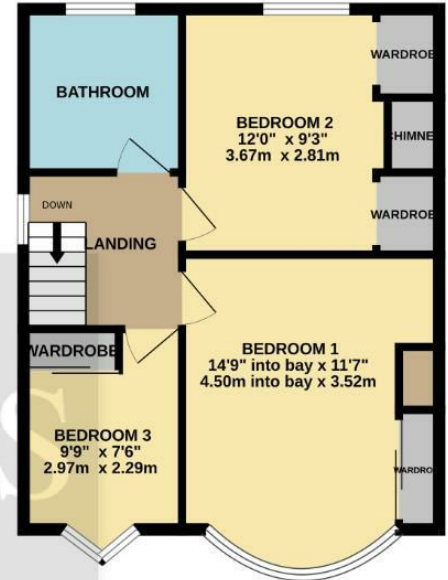




GROUND FLOOR



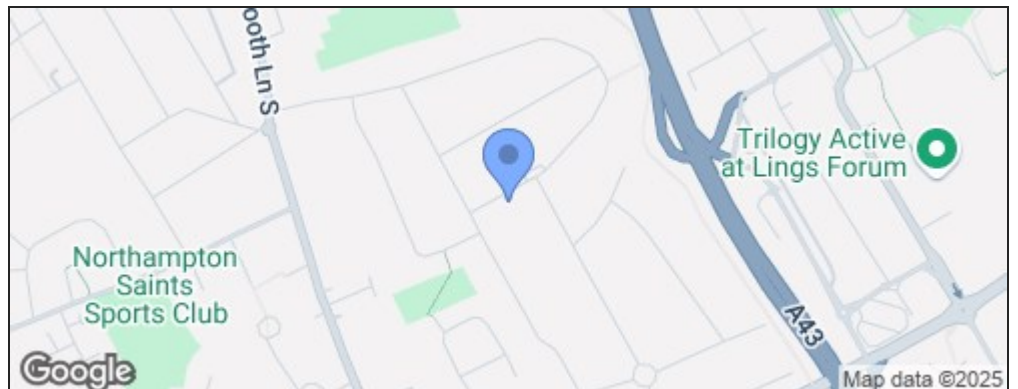
1ST FLOOR



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		
England & Wales	EU Directive 2002/91/EC	



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