



29 Wilford Avenue, Wakes Meadow, Northampton, NN3 9UQ
£365,000 Freehold

Jackson Grundy are delighted to be the chosen agent to bring to the market this stunning five bedroom detached family home that has been modernised throughout by the current owners. In brief the accommodation comprises entrance hall, lounge, open plan kitchen, dining room, WC and playroom/bedroom five. To the first floor are four bedrooms, family bathroom and shower room. To the rear is a low maintenance garden with covered entertaining area and to the front of the property is off road parking for four cars leading to the garage. This would make an excellent family home. Please call to arrange an internal inspection. EPC Rating: D. Council Tax Band: D.

Well Presented | Extended | Refurbished By The Current Owner | Open Plan Kitchen/Living Area | Five Bedrooms | Excellent Family Home

modern marketing · traditional values

ENTRANCE HALL

Composite double glazed entrance door. Radiator. Staircase rising to first floor landing. Electric fuseboard.

LOUNGE 4.27m x 3.78m (14'0 x 12'5)

uPVC double glazed window to front elevation. Radiator. Spotlights.

KITCHEN 3.05m x 4.70m (10'0 x 15'5)

uPVC double glazed window to rear elevation. Wall and base units with square edge work surfaces. Composite sink and drainer with mixer tap. Four ring gas hob and extractor fan with electric oven. Coffee machine dishwasher and washing machine. Under stairs storage. Tiling to splash back areas. Tiled floor. Under floor heating. Spotlights.

DINING ROOM 4.27m x 2.51m (14'0 x 8'3)

uPVC double glazed door to side elevation. Tiled floor. Under floor heating. Radiator.

REAR LOBBY

Door to:

WC

Frosted uPVC double glazed window to side elevation. Radiator. Wall mounted wash hand basin and WC. Tiled. Coving.

PLAY ROOM/BEDROOM FIVE 3.73m x 2.46m (12'3 x 8'1)

uPVC double glazed window to rear elevation. Fitted double cupboard.

FIRST FLOOR LANDING

Access to loft space via drop down ladder. uPVC double glazed window to rear elevation. Doors to:

BEDROOM ONE 3.58m x 2.67m (11'9 x 8'9)

uPVC double glazed window to front elevation. Radiator. Fitted bedroom furniture, cupboards, drawers and vanity unit.

BEDROOM TWO 3.05m x 2.74m (10'0 x 9'0)

uPVC double glazed window to rear elevation. Radiator. Built in cupboard.

BEDROOM THREE 3.07m x 2.29m (10'1 x 7'6)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.74m x 1.93m (9'0 x 6'4)

uPVC double glazed window to front elevation.

BATHROOM 1.93m x 1.42m (6'4 x 4'8)

Frosted uPVC double glazed window to rear elevation. Central heated towel rail. Suite comprising claw foot bath with mixer tap and shower. Tiled. Extractor fan.

SHOWER ROOM 1.83m x 1.91m (6'0 x 6'3)

Frosted uPVC double glazed window to rear elevation. Central heated towel rail. Suite comprising low level WC, wash hand basin with mixer tap and cupboard under and shower cubicle with glass screen. Tiled floor to ceiling. Spotlights. Shaver point.

OUTSIDE

FRONT GARDEN

Block paved. Enclosed by brick wall. Lights. Gated side access.

GARAGE

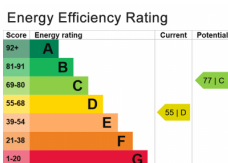
Roller door. Power and light connected.

REAR GARDEN

Gated side entrance. Patio leading to rear. Artificial lawn. Raised bed. Shed. Pitched roof. Entertaining area with power and light. Panelled fence surround. Security camera.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

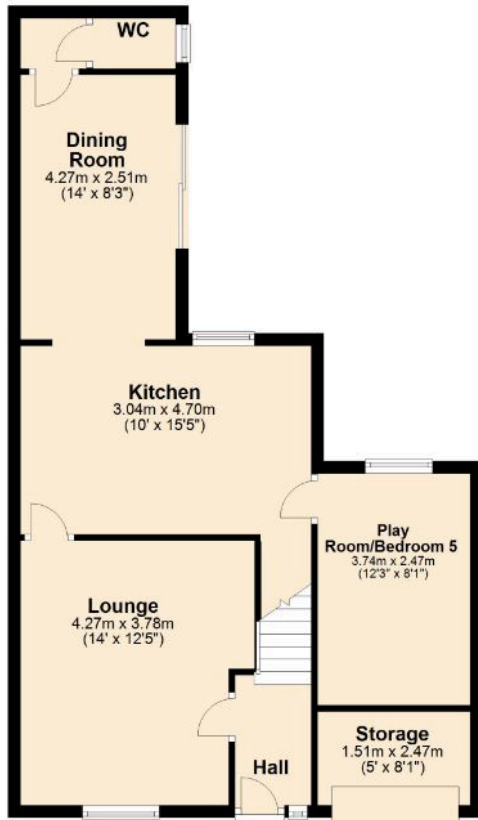


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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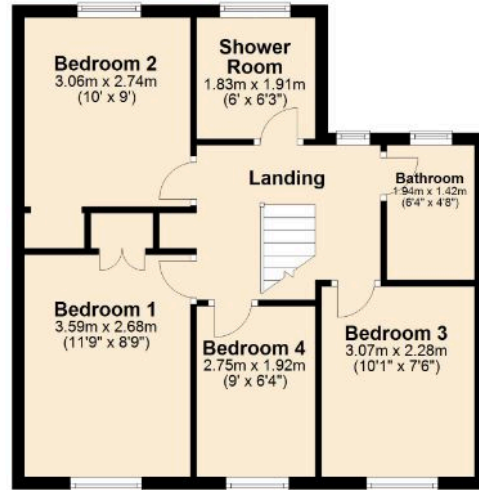
Ground Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



Total area: approx. 110.3 sq. metres (1186.9 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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