



49 Oaklands Drive, Westone, Northampton, NN3 3JN
Guide Price £340,000 Freehold

Jackson Grundy are delighted to bring to the market this excellently presented three bedroom semi detached family home situated in the ever popular area of Westone. The accommodation comprises entrance porch, hall, lounge, dining room, extended kitchen/dining room and WC. To the first floor are three bedrooms with fitted wardrobes and a four piece family bathroom. To the rear of the property is a landscaped garden and to the front is off road parking leading to the garage. The property further benefits from uPVC double glazed windows and door and gas radiator heating. Situated close to local amenities and the A45/M1, this would make an excellent family home. Please call today to book in your viewing. EPC Rating: D. Council Tax Band: D

Excellently Presented | Refitted Kitchen/Dining Room | Four Piece Bathroom | Landscaped Garden | Downstairs WC | Excellent Family Home

modern marketing · traditional values

ENTRANCE PORCH

uPVC double glazed entrance door with frosted glass. Tiled floor. Electric meter cupboard. Timber glazed door to:

HALL

Radiator. Staircase rising to first floor landing. Storage under stairs. Wooden floor. Coving. Alarm panel. Doors to:

LOUNGE 4.57m x 3.78m (15'0 x 12'5)

uPVC double glazed bay window to front elevation with shutter blinds. Radiator. Gas fireplace with stone surround. Coving.

DINING ROOM 3.56m x 3.48m (11'8 x 11'5)

uPVC double glazed window to rear elevation. Radiator. Coving.

KITCHEN/DINING ROOM 4.83m x 4.70m (15'10 x 15'5) Max

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear elevation. uPVC double glazed door to side elevation. Wall and base units with square edge work surfaces over. Composite sink and drainer with mixer tap. Four ring gas hob, extractor, and double oven. Space or white goods. Storage under stairs. Radiator. Tiled floor. Spotlights. Coving.

WC

Suite comprising low level WC and wash hand basin with cupboard below. Tiled floor. Tiling to half height. Coving. Extractor.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation with shutter blinds. Coving. Access to loft space.

BEDROOM ONE 4.57m x 3.10m (15'0 x 10'2)

uPVC double glazed bay window to front elevation with shutter blinds. Radiator. Fitted wardrobes. Wall mounted lights.

BEDROOM TWO 3.68m x 2.97m (12'1 x 9'9)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes. Coving.

BEDROOM THREE 2.26m x 2.34m (7'5 x 7'8)

uPVC double glazed window to front elevation with shutter blinds. Radiator. Built in wardrobes with sliding doors. Coving.

BATHROOM 2.34m x 2.87m (7'8 x 9'5)

Dual aspect uPVC double glazed frosted windows. Central heated towel rail. Suite comprising low level WC, tiled panelled bath with mixer tap shower, wash hand basin with drawers under and double shower with sliding glass door. Tiled floor to ceiling. Coving.

OUTSIDE

FRONT GARDEN

Driveway leading to garage. Flower bed borders. Path to front door.

GARAGE 5.18m x 2.26m (17'0 x 7'5)

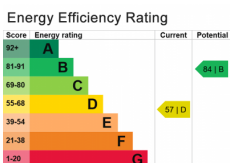
Double doors to front. Wall and base units. Roll top work surfaces. Space for white goods. Combination boiler.

REAR GARDEN

Patio area. Path to rear. Lawn. Further patio. Flower bed borders. Shed to rear. Panelled fence boundary. Water tap. Electric sockets.

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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