



14 Fir Tree Walk, Westone, Northampton, NN3 3DT
£400,000 Freehold

This excellently presented four bedroom semi detached family home is offered to the market with no onward chain. In brief the accommodation comprising entrance porch, hall, lounge/dining room, kitchen/dining room and WC. To the first floor is bedroom two benefitting from en-suite shower room, two further bedrooms and a family bathroom. To the second floor is bedroom one with en-suite. The front has off road parking for approximately three cars leading to garage. This would make an ideal family home. Please call to arrange your internal inspection. EPC Rating: C. Council Tax Band: C

Four Double Bedrooms | Two En-Suites | Corner Plot | Detached Garage | Kitchen/Dining Room | Downstairs WC

modern marketing · traditional values

ENTRANCE PORCH 1.83m x 2.44m (6'0 x 8'0)

uPVC double glazed entrance door. uPVC windows. Tiled floor. Built in cupboard. Door to:

HALLWAY

Radiator. Staircase rising to first floor landing. Understairs cupboard. Thermostat.

LOUNGE/DINING ROOM 7.92m x 3.63m (26'0 x 11'11)

uPVC double glazed window to front elevation. uPVC double glazed sliding doors to rear elevation. Wood burner. Coving. Two radiators.

KITCHEN/DINING ROOM 7.32m x 3.63m (24'0 x 11'11)

Dual aspect uPVC windows and doors. uPVC double glazed door to side elevation. Two radiators. Wall and base units. Composite sink and drainer. Double oven, four ring electric hob and extractor. Tiled floor. Coving.

WC

Frosted uPVC double glazed window to rear elevation. Low level WC. Radiator. Base and wall units. Roll top work surfaces. Combination boiler. Understairs cupboard.

FIRST FLOOR LANDING

Access to loft space. Storage under stairs. Door to:

BEDROOM TWO 3.05m x 3.66m (10'0 x 12'0)

uPVC double glazed window to front elevation. Radiator. Two built in wardrobes.

EN-SUITE 2.13m x 1.52m (7'0 x 5'0)

Frosted uPVC double glazed window to side elevation. Suite comprising low level WC, pedestal wash hand basin and shower cubicle with electric shower. Coving. Extractor. Tiling to splash backs.

BATHROOM 1.52m x 2.08m (5'0 x 6'10)

Frosted uPVC double glazed window to rear elevation. Suite comprising sink and low level WC set in unit and panelled bath with shower over and glass screen. Tiling to splash back areas.

WC

Frosted uPVC double glazed window to rear elevation. Low level WC. Built in cupboard. Tiling to splash back areas.

BEDROOM THREE 3.94m x 3.28m (12'11 x 10'9)

uPVC double glazed window to front elevation. Radiator. Two built in wardrobes.

BEDROOM FOUR 3.66m x 3.63m (12'0 x 11'11)

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

INNER LANDING

uPVC double glazed window to front elevation. Radiator. Staircase rising to second floor.

SECOND FLOOR

BEDROOM ONE 3.66m x 7.01m (12'0 x 23'0)

Dual aspect double glazed windows. Two radiators. Eaves storage.

EN-SUITE SHOWER ROOM 2.13m x 1.83m (7'0 x 6'0)

Double glazed Velux window to front elevation. Eaves storage. Radiator. Extractor. Suite comprising low level WC, pedestal wash hand basin and shower cubicle with electric shower.

OUTSIDE

FRONT GARDEN

Block paved driveway. Path to rear and front door. Shrub and flower bed borders.

GARAGE

Up and over door. Power and light. Rear storage.

BRICK BUILT SHED

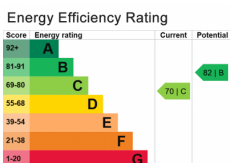
Dual aspect uPVC double glazed windows.

REAR GARDEN

Patio area. Block paved path to rear. Patio area. Lawn. Shrub borders. Enclosed by panelled fencing.

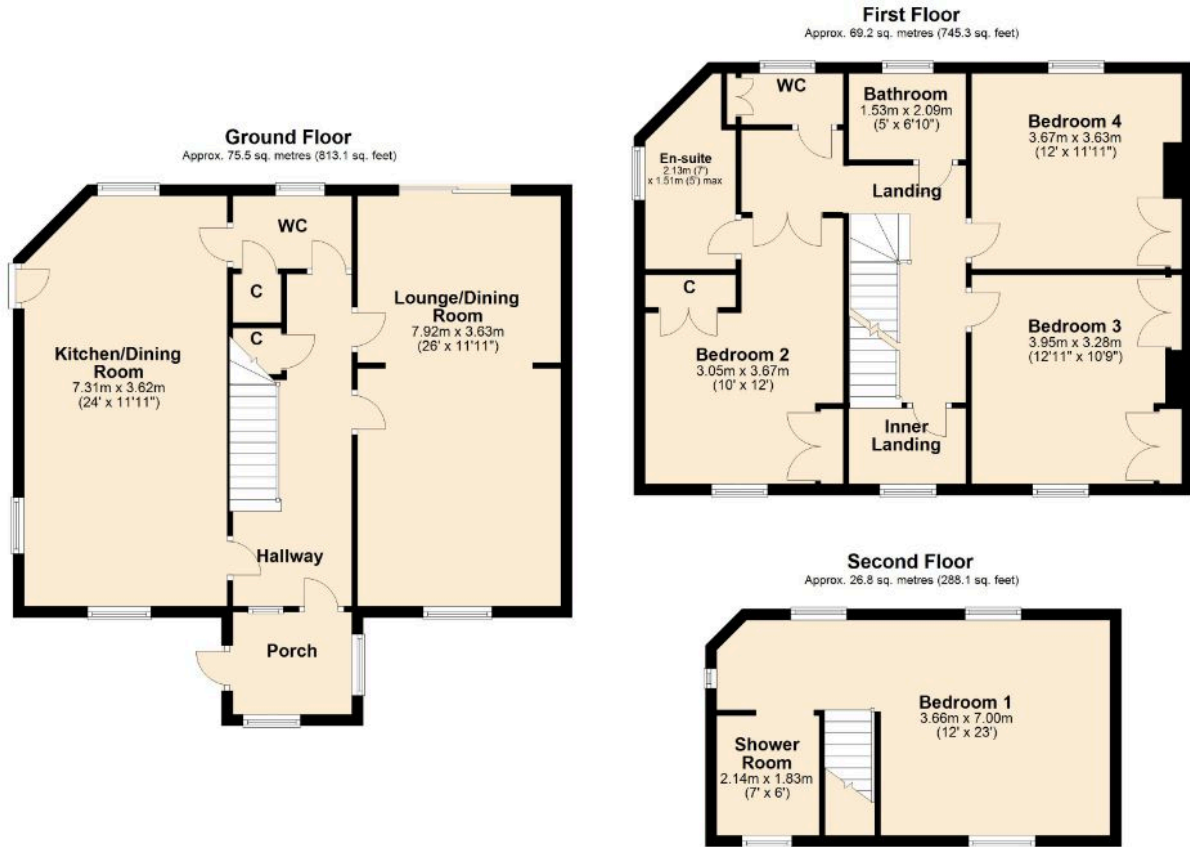
DRAFT DETAILS

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

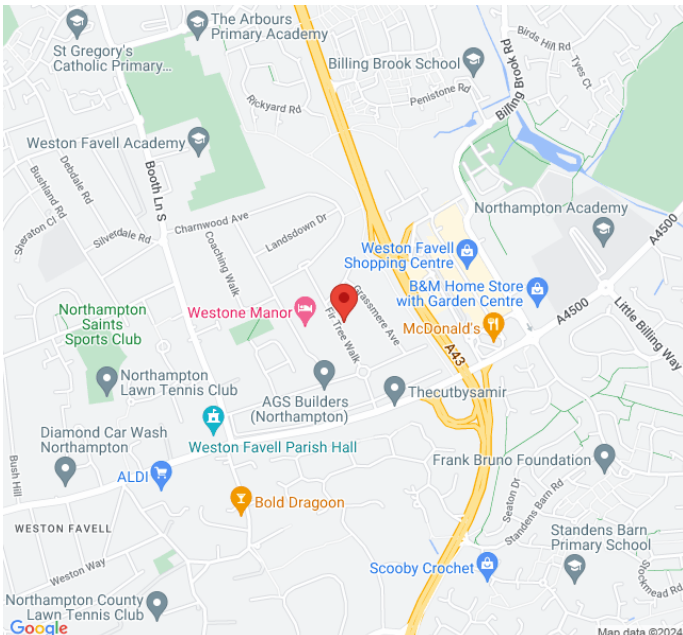


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 171.5 sq. metres (1846.5 sq. feet)



LOCAL AREA INFORMATION

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.

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