



1 St Peters Way, Cogenhoe, Northampton, NN7 1NU
£490,000 Freehold

Jackson Grundy are delighted to bring to the market this recently built three storey detached family home with stunning views to the rear. The property is also offered to the market with no onward chain. In brief the accommodation comprises porch, hallway, study, bedroom one with en-suite shower room, bedroom two with en-suite shower room, bedrooms, three, four and bathroom. To the first floor is the WC, lounge and kitchen/dining area. The basement has planning to be utilised as an apartment with potential to fit kitchen, three bi-fold doors leading to the garden and already has a large bedroom with en-suite and further WC. The rear of the property has off road parking with detached garage with pitched roof and enclosed garden. This modern and spacious family home is a must see. Please call today to arrange your internal inspection. EPC: C. Council Tax Band: G

Five Bedrooms With Basement Apartment | No Chain | Excellently Presented | Four Bathroom/Ens-uite | Three Storey | Excellent Family Home

modern marketing · traditional values

Entry via half glazed door to:

PORCH

Porcelain tiled floor. Recessed spotlight. Door to entrance hall.

HALLWAY

Porcelain tiled floor. Radiator. Recessed spotlights. Oak stairs to first floor landing and descending to basement. Built in airing cupboard. A modern intercom system. Oak doors to connecting rooms.

STUDY 1.55m x 1.78m (5'1 x 5'10)

UPVC double glazed window to front elevation. Radiator. Fitted carpet.

BEDROOM ONE 3.96m x 3.07m (13 x 10'1)

UPVC double glazed window to front elevation. Radiator. Television point. Fitted carpet. Oak door to:

EN-SUITE 1.22m x 3.07m (4 x 10'1)

Obscure UPVC double glazed window to rear elevation. Chrome heated towel rail. Fitted with a three piece white suite comprising low level WC, pedestal hand wash basin and double shower cubicle with twin shower heads. Tiling to splash back areas and floor. Extractor fan. Recessed spotlights.

BEDROOM TWO 3.63m x 2.77m (11'11 x 9'1)

UPVC double glazed window to rear elevation with views to open countryside. Radiator. Television point. Fitted carpet. Oak door to:

EN-SUITE 1.24m x 1.55m (4'1 x 5'1)

Three piece white suite comprising low level WC, pedestal hand wash basin and shower cubicle. Tiling to splash back areas and floor. Extractor fan. Recessed spotlights. Chrome heated towel rail.

BEDROOM THREE 3.68m x 3.05m (12'1 x 10)

UPVC double glazed window to rear elevation with views to open countryside. Radiator. Television point. Fitted carpet.

BEDROOM FOUR 3.07m x 2.77m (10'1 x 9'1)

UPVC double glazed window to front elevation. Radiator. Television point. Fitted carpet.

BATHROOM 2.16m x 1.78m (7'1 x 5'10)

Obscure UPVC double glazed window to side elevation. Chrome heated towel rail. Radiator. Fitted with a three piece white suite comprising low level WC, pedestal hand wash basin and panelled bath with chrome shower over and glass side screen. Porcelain tiled splash back areas and floor. Recessed spotlights. Extractor fan.

FIRST FLOOR LANDING

Access to loft via pull down ladder. A modern intercom system. Recessed spotlights. Radiator. Oak doors to connecting rooms. Fitted carpet.

WC 0.94m x 2.13m (3'1 x 7)

Obscure UPVC double glazed window to side elevation. Chrome heated towel rail. Fitted with a two piece suite comprising low level WC and pedestal hand wash basin. Porcelain tiled floor and splash backs. Extractor fan. Recessed spotlights.

SITTING ROOM 4.52m x 6.05m (14'10 x 19'10)

Two UPVC double glazed window to rear elevation with stunning countryside views. Two radiators. Wall light points. Television point. Fitted carpet.

KITCHEN/DINING ROOM 3.38m x 5.82m (11'1 x 19'1)

Three UPVC double glazed windows to front elevation. 'Howdens' fitted wall mounted and base level cabinets and deep drawer units with grey work surfaces over. One and a half bowl stainless steel sink unit. Integrated appliances including fridge/freezer, dishwasher, built in double oven, combination microwave, five ring hob and extractor canopy. Radiator. recessed spotlights. Porcelain tiled floor. Television point.

BASEMENT/APARTMENT

The basement is divided into two rooms: family room/bedroom five with en-suite bathroom.

Potential for open plan kitchen and dining/lounge area, large double bedroom with full en-suite. The lintels are already in place for three double bi-fold/patio doors to access garden letting in natural light. Visual intercom to communicate on ground and first floor levels. Solid oak stairs and doors. Porcelain tiles, chrome sockets and fixings throughout.

FAMILY ROOM 5.21m x 9.14m (17'1 x 30)

Two radiators. Recessed spotlights. Fitted carpets. Ample power sockets. A modern intercom system. Understairs double width cupboard. Television point. Oak doors to connecting rooms.

BEDROOM FIVE 3.38m x 5.51m (11'1 x 18'1)

Radiator. Television point. Fitted carpet. Oak door to:

EN-SUITE 1.55m x 1.85m (5'1 x 6'1)

Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and panelled bath with chrome shower over. Chrome heated towel rail. Porcelain tiled floor and splash back. Recessed spotlights. Extractor fan.

WC 2.13m x 0.91m (7 x 3)

Two piece white suite comprising low level WC and pedestal hand wash basin. Chrome heated towel rail. Extractor fan. Recessed spotlights. Porcelain tiled floor and splash back.

FRONT GARDEN

Lawn area with young shrubs to border attached. Slat paved steps to front entrance balustrade and railway sleepers. Handrail.

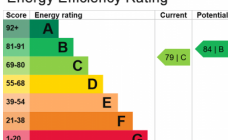
REAR GARDEN

Enclosed by timber fencing. Mainly laid to lawn. Pedestrian access to side and access to the garage.

GARAGE 5.18m x 2.74m (17 x 9)

Detached brick built garage with pan tiled pitched roof. up and over door.

Energy Efficiency Rating



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. 184.3 sq. metres (1983.6 sq. feet)



LOCAL AREA INFORMATION

The civil parish of Cogenhoe and Whiston is located 5 miles east of Northampton town centre. The village of Cogenhoe (pronounced Cook-know) overlooks the River Nene valley and has its own football, cricket and bowls clubs along with many other groups and societies. It also has a village store which offers post office services, a village hall, pocket park, public house and St Peter's church. The village has its own primary school which feeds into Wollaston Secondary School 11 miles away. The village of Whiston is located 1.5 miles east of Cogenhoe and has its own church. Both villages are positioned with easy access to the A45 Northampton ring road which in turn gives access to Junction 15 of the M1 and the mainline train stations at both Northampton and Wellingborough.

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