

1 Beechwood Drive, Westone, Northampton, NN3 3DW
£325,000 Freehold

Jackson Grundy are delighted to bring to the market a beautifully presented semi-detached family home situated in the ever popular Westone development. In brief the property comprises of entrance porch, hall, lounge, dining room, kitchen, outbuilding with WC. To the first floor there are three bedrooms and a recently fitted wet room. The rear has a large patio area and rear summer house. The front has off road parking. Early viewings are highly recommended. EPC: C. Council Tax: D.

Beautifully Presented | Excellent for Families | Full of Potential | Close to Weston Favell Shopping Centre | Close to the A45/M1 | uPVC Windows and Doors

modern marketing · traditional values

ENTRANCE PORCH

Enter via uPVC DHL glazed door with frosted glass. Tiled floor. Meter cupboard. Timber framed door to hall.

HALLWAY

Staircase rising to first floor landing. Radiator. Carpeted. Storage under stairs.

KITCHEN 3.00m x 2.57m (9'10 x 8'5)

uPVC double glazing to rear elevation. Wall and base mounted units. Roll top work surfaces. Stainless steel bowl and drainer with mixer tap. Four ring gas hob. Electric double oven. Extractor fan over hob. Space for white goods. Fridge freezer in built-in under stairs cupboard. Tiled floor to ceiling. Side door to rear.

DINING ROOM 3.94m x 3.07m (12'11 x 10'1)

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

LOUNGE 4.57m x 3.66m (15' x 12')

uPVC bay window to front elevation. Two radiators. Gas fire. Coving. Wall lights.

WC

Frosted uPVC double glazed window to rear elevation. Low level WC. Tiled flooring.

FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Loft hatch.

SHOWER ROOM 2.74m x 2.13m (9' x 7')

Frosted uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising electric shower, low level WC and wash hand basin. Airing cupboard. Extractor fan. Spot lights. Tiled floor to ceiling.

BEDROOM ONE 4.39m x 3.48m (14'5 x 11'5)

uPVC double glazed bay window to front elevation. Two radiators. Coving.

BEDROOM TWO 3.61m x 3.48m (11'10 x 11'5)

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

BEDROOM THREE 2.77m x 2.34m (9'1 x 7'8)

uPVC double glazed window to front elevation. Radiator. Cupboard over stairs.

OUTSIDE

OUT BUILDING

Timber framed door to rear elevation. Storage cupboard. Access to garage. Tiled floor.

FRONT GARDEN

Concrete printed driveway. Lawn with flower bed and borders.

REAR GARDEN

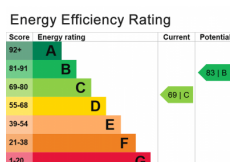
Patio area. Path leading to rear summer house. Shrub and flower bed borders. Panelled fencing boundary.

GARAGE 4.52m x 2.39m (14'10 x 7'10)

Double doors to front. Windows to side elevation.

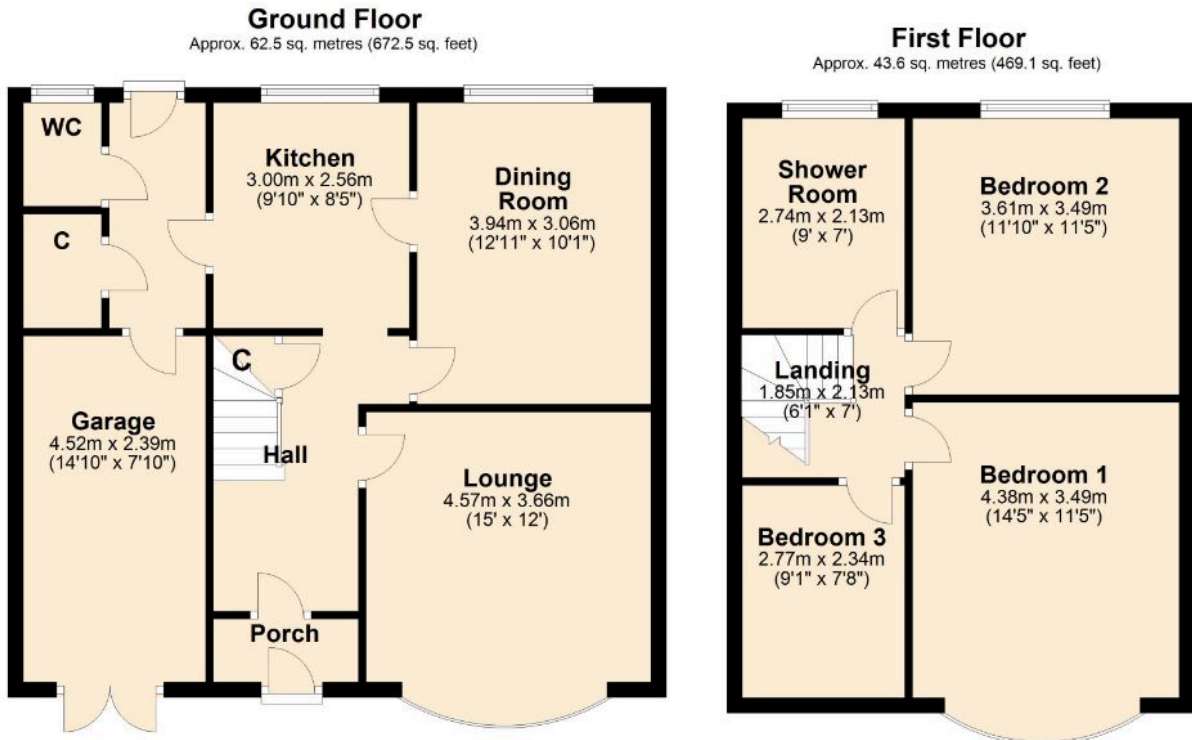
DRAFT DETAILS

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

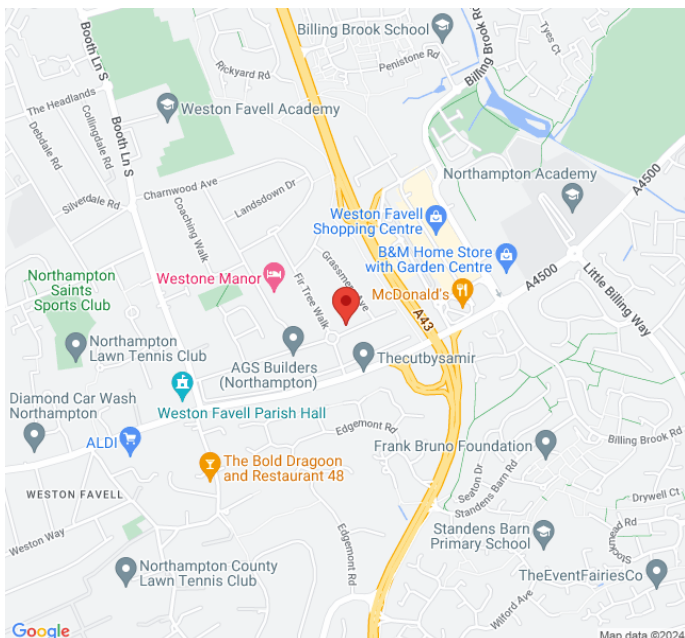


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 106.1 sq. metres (1141.7 sq. feet)



LOCAL AREA INFORMATION

Westone Manor 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 Westone Manor 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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