



**4 West Way, Weedon, Northampton, NN7 4QW**  
**Offers In Excess Of £260,000 Freehold**

A well presented and modern three bedroom semi detached home which has been well maintained throughout, and is located in the highly sought after and desirable village of Weedon on a small close. The accommodation comprises entrance hall, lounge, kitchen/dining room, three bedrooms and a bathroom. Outside is a front garden (to be block paved) and a spacious and enclosed rear garden. EPC Rating: D. Council Tax Band: C.

**No Onward Chain | Off Road Parking | Desirable Village Location | Enclosed Rear Garden |  
Three Double Bedrooms | Kitchen/Dining Room**

**modern marketing · traditional values**

**ENTRANCE HALL 4.09m x 1.70m (13'5" x 5'7")**  
**Maximum**

Enter via UPVC double glazed door with obscure glazed side panel. Radiator. Stairs rising to first floor landing with alcove under. Wood effect laminate flooring. Door to: -

**LOUNGE 4.17m x 3.81m (13'8" x 12'6")**

UPVC double glazed window to front elevation. Radiator. Modern electric fireplace. Built in television recess.

**KITCHEN/DINING ROOM 8.31m x 2.31m (19'9" x 7'7")**

UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear garden. Range of base and wall mounted units with quartz effect worktop surfaces over incorporating stainless steel single drainer sink unit with mixer tap over. Built in oven, induction hob and extractor fan. Integrated refrigerator and freezer.

**FIRST FLOOR LANDING**

Radiator. Cupboard housing boiler. Doors to: -

**BEDROOM ONE 3.28m x 3.18m (10'9" x 10'5")**

UPVC double glazed window to front elevation.

**BEDROOM TWO 3.20m x 2.92m (10'6" x 9'7")**

UPVC double glazed window to rear elevation.

**BEDROOM THREE 2.74m x 2.24m (9'0" x 7'4")**

UPVC double glazed window to front elevation. Built in storage cupboard.

**BATHROOM 2.36m x 1.65m (7'9" x 5'5")**

Two obscure UPVC double glazed windows to side elevation. Stainless steel heated towel rail. Suite comprising low level WC, wash hand basin in vanity unit and bath with shower over. Tile effect laminate flooring.

**OUTSIDE**

**FRONT GARDEN**

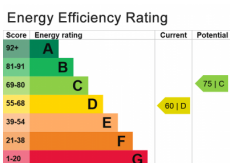
To be block paved.

**REAR GARDEN**

Patio entertainment sections and AstroTurf sections. Garden shed. Enclosed.

**DRAFT DETAILS**

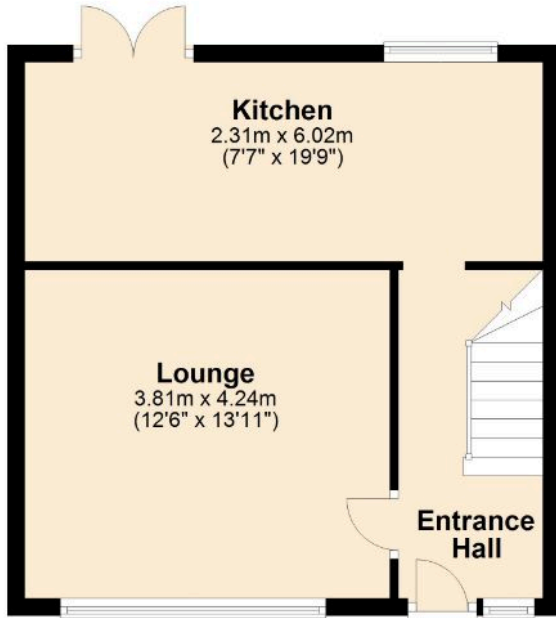
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

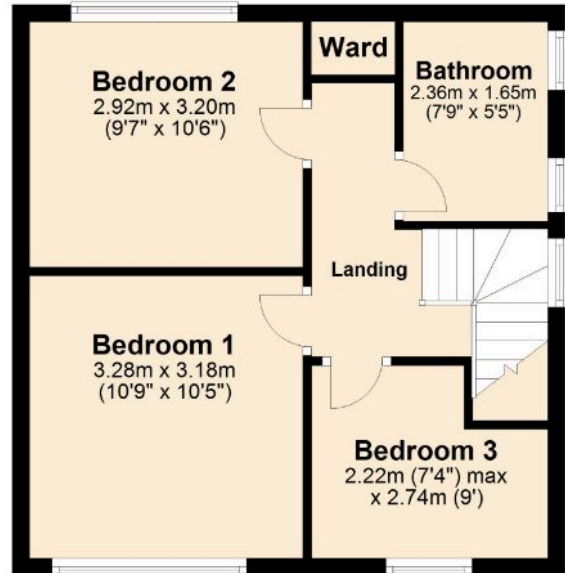
### Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)

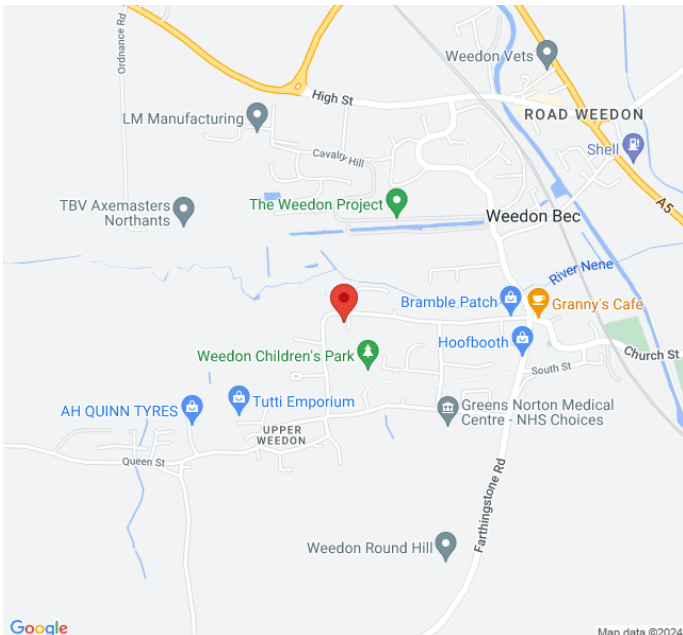


### First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 sq. feet)



### LOCAL AREA INFORMATION

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.



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