



**9 Regency Close, Weedon Bec, Northampton, NN7 4PD
£385,000 Freehold**

Introducing to the market a spacious and well-presented four bedroom detached house, tucked away in a quiet cul-de-sac in the desirable village of Weedon Bec. An additional reception room provides flexible and spacious living options. The accommodation comprises hallway, lounge, dining room, kitchen, cloakroom, additional reception room, four bedrooms and a family bathroom. Further benefits include off road parking spaces and a well maintained and enclosed rear garden. EPC: C. Council tax: D.

Detached | Four Bedrooms | Off Road Parking For Multiple Cars | Good Condition Throughout | Converted Garage/ Playroom/Study | Sought After Village Location

modern marketing · traditional values

ENTRANCE

Gravelled driveway leading to front door.

HALLWAY

uPVC double glazed door with obscure panels.
Wood flooring.

STUDY 5.31m x 2.46m (17'5 x 8'1)

Two velux windows to front elevation. uPVC double glazed window to side elevation. Radiator. Wooden flooring. Built in wardrobes.

LOUNGE 3.48m x 4.78m (11'5 x 15'8)

uPVC double glazed window to front elevation. Radiator. Wooden flooring.

DINING ROOM 3.84m x 2.82m (12'7 x 9'3)

uPVC double glazed doors leading to garden. Radiator. Wooden flooring.

KITCHEN 2.82m x 4.47m (9'3 x 14'8)

uPVC double glazed windows to rear elevation. Radiator. Black chrome sink and draining board with stainless steel tap. Oven. Induction hob. Tiling to splash back areas. Under stairs storage cupboard.

WC

uPVC obscure double glazed window to side elevation. Low level WC. Vanity sink. Heated towel rail. Tiling to splash back areas.

FIRST FLOOR LANDING

Access to all rooms. Access to loft. Storage Cupboard.

BEDROOM ONE 3.99m x 3.38m (13'1 x 11'1)

uPVC double glazed window to front elevation. Radiator. Built in wardrobes. Door leading to:

EN-SUITE

Wash hand basin and shower cubicle. Vinyl flooring.

BEDROOM TWO 2.87m x 2.82m (9'5 x 9'3)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

BEDROOM FOUR 2.87m x 2.18m (9'5 x 7'2)

uPVC double glazed window to rear elevation. Radiator. Fitted Wardrobes.

BEDROOM THREE 3.86m x 2.51m (12'8 x 8'3)

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

BATHROOM 1.96m x 2.21m (6'5 x 7'3)

uPVC double glazed window to rear elevation. Radiator. Low level WC. Wash hand basin. Bath with shower over. Tiled flooring.

OUTSIDE

FRONT GARDEN

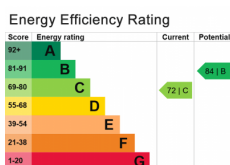
Stoned area providing off road parking.

REAR GARDEN

Side access to driveway. Two patio entertaining areas. Low maintenance lawn space.

DRAFT DETAILS

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

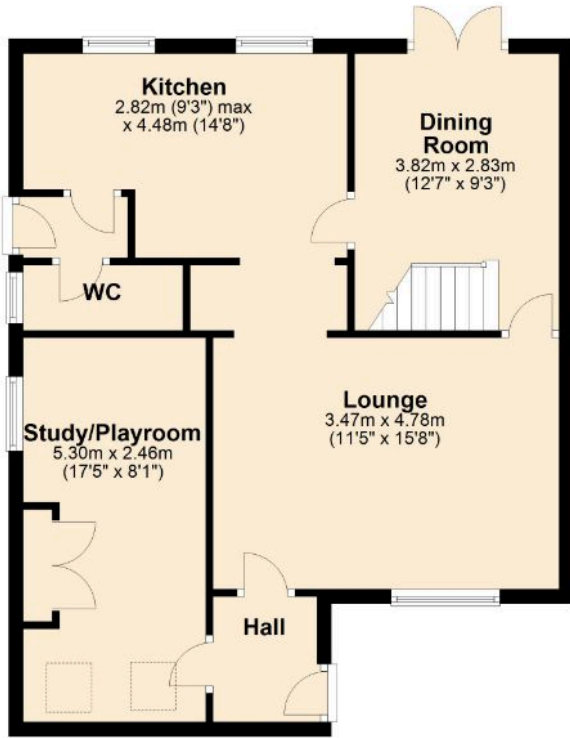


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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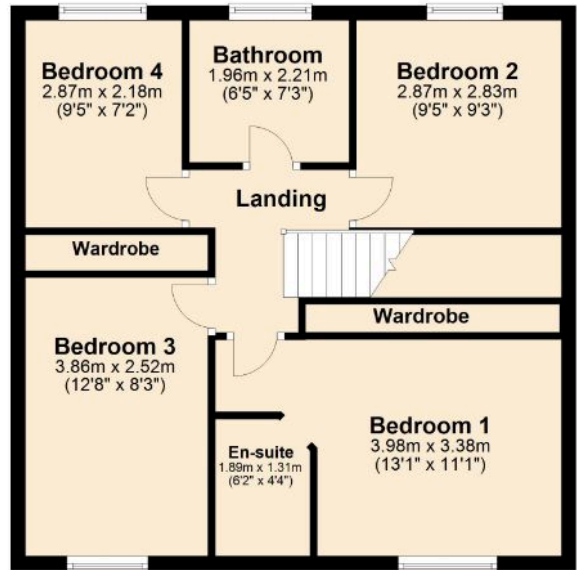
Ground Floor

Approx. 61.9 sq. metres (666.2 sq. feet)

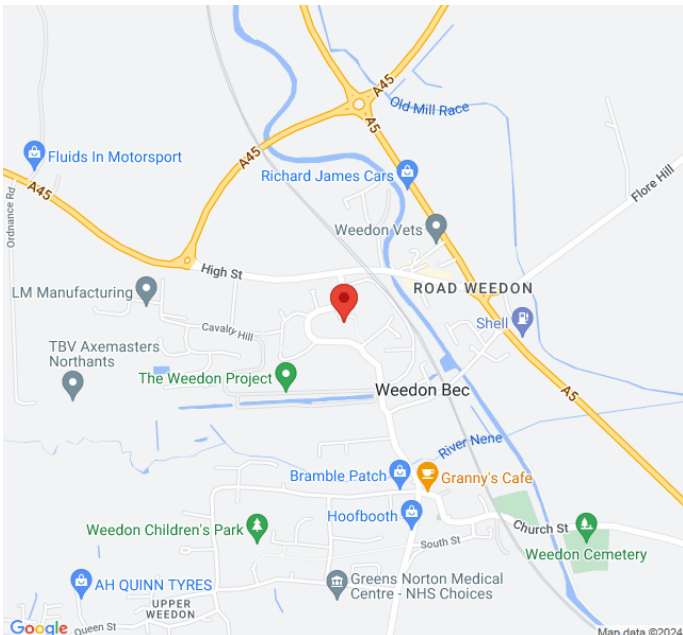


First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 116.8 sq. metres (1256.9 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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