

12 Ridgeway, Weston Favell Village, Northampton, NN3 3AN
Offers Over £540,000 Freehold

An immaculately presented four bedroom 1930's built family home, which has been stylishly upgraded by the current owners. The property is located in a prestigious area of Weston Favell Village and is moments from Abington Park. The accommodation comprises entrance hall, WC, double doors to the extended kitchen with Neff appliances and Quartz work tops, dining/family room, fantastic for entertaining and opens onto the south facing garden, bay fronted lounge and access to the utility room and store cupboard. The first floor provides three double bedrooms and a refitted modern bathroom. The second has a further double bedroom and two large cupboards, perfect for a en-suite/bathroom. The outside areas include a beautiful south facing garden with terrace area and lawn, garage, side access and a mature front garden. Please call 01604 231111. EPC Rating: D. Council Tax Band: E

Rarely Available | Four Double Bedrooms | South Facing Garden | Immaculate Condition | Off Road Parking, Garage & Front Garden | Opposite Abington Park

modern marketing · traditional values

PORCH

Wooden entrance door.

HALLWAY

Original flooring. Picture rails. Radiator. Staircase rising to first floor landing. Doors to:

WC

uPVC double glazed window to side elevation. Suite comprising low level WC and wash hand basin. Tiling to splash back areas.

LOUNGE 4.27m x 3.81m (14'0 x 12'6)

uPVC double glazed bay window to front elevation. Radiator. Open fireplace with marble surround and wooden mantel piece. Coving.

FAMILY/DINING ROOM 5.56m x 3.68m (18'3 x 12'1)

uPVC double glazed sliding door and windows to rear elevation. Log burner with marble surround and wooden mantel over.

KITCHEN 4.44m x 3.40m (14'7 x 11'2)

Entered via double doors. Wall and base units with Quartz work surfaces over. Karndean flooring. Breakfast bar with four stools. Sink with mixer tap over. Neff appliances which includes built in induction, dishwasher, double oven and fridge/freezer.

LEAN TO

Side access with access to garden, kitchen and utility room.

UTILITY ROOM 2.46m x 1.88m (8'1 x 6'2)

Porcelain sink. Plumbing for washing machine and fridge/freezer.

CELLAR 3.81m x 3.28m (12'6 x 10'9)

Power and light.

FIRST FLOOR LANDING

Staircase rising to first floor landing. Doors to:

BEDROOM ONE 4.29m x 3.45m (14'1 x 11'4)

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

BEDROOM TWO 3.78m x 3.81m (12'5 x 12'6)

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

BEDROOM THREE 2.82m x 3.53m (9'3 x 11'7)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Frosted window to front elevation. Modern upright radiator. Heated towel rail. Suite comprising tiled bath, WC and wash hand basin set in vanity unit with cupboards.

SECOND FLOOR LANDING

Window to side elevation. Door to bedroom and storage cupboards (could be converted into a second bathroom or en-suite).

BEDROOM FOUR 4.80m x 3.78m (15'9 x 12'5)

uPVC double glazed window to rear elevation.

OUTSIDE

FRONT GARDEN

A spacious front garden with gated access for off road parking. Pathway to front door with shrubs and bushes bordering. Enclosed by brick wall.

GARAGE 5.23m x 2.57m (17'2 x 8'5)

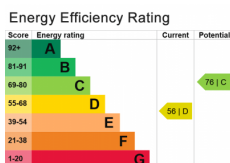
Double doors. Power and light connected.

REAR GARDEN

A beautifully presented south facing garden which has been landscaped providing a large patio/entertaining area which fits dining table, seating area and Jacuzzi. There is also a large laid to lawn area with shrubs, flower and planted bordering. Enclosed by timber 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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LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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