

2 Church Way, Weston Favell Village, Northampton, NN3 3BT
Offers Over £400,000 Freehold

A fine example of a fully renovated three bedroom semi detached family home set in the prestigious Weston Favell village and located a few minutes walk away from Abington Park and local amenities. The property has undergone a full renovation to include new floorings, redecoration throughout, new kitchen, downstairs cloakroom/WC, bathroom, all new uPVC windows, repainted externally and oak laminate replacement doors. The accommodation comprises entrance hall, lounge with bay window, family room, kitchen/dining room and downstairs cloakroom/WC. The first floor provides an immaculate bathroom and three double bedrooms with the master bedroom benefiting from built in wardrobes. Further benefits include a new consumer unit, modern gas fired combination boiler, off road parking and a newly turfed front garden. EPC Rating: TBC. Council Tax Band: C

Fully Renovated Semi Detached House | Weston Favell Village | Newly Decorated & New Flooring Throughout | New Kitchen/Dining Room | Close to Abington Park | Complete Chain

modern marketing · traditional values

ENTRANCE HALL

Enter via composite front door. Freestanding radiator. Stairs rising to first floor landing. Laminate flooring. Picture rails. Fabric/modern wallpaper. Doors to: -

LOUNGE 4.22m x 4.04m (13'10" x 13'3")

UPVC double glazed bay window to front elevation. Upstand radiator. Picture rails. Laminate flooring.

FAMILY ROOM 3.20m x 3.23m (10'6" x 10'7")

UPVC double glazed window and door to rear elevation. Upstand radiator. Picture rails. Laminate flooring.

KITCHEN/DINING ROOM 4.44m x 2.97m (14'7" x 9'9") Maximum

UPVC double glazed windows to side and rear elevations. Skylight. UPVC double glazed door to rear elevation. Radiator. A refitted modern kitchen with a range of grey and olive base and wall mounted units with worktop surfaces incorporating one and a half bowl single drainer sink unit with mixer tap over. Utilities cupboard and space for washer/dryer. Built in appliances include oven and induction hob with extractor over, and dishwasher. Cupboard housing new 'Ideal' boiler. Laminate flooring.

DOWNSTAIRS CLOAKROOM/WC

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

FIRST FLOOR LANDING

UPVC double glazed window to side elevation. Doors to: -

BEDROOM ONE 4.04m x 4.04m (13'3" x 13'3")

UPVC double glazed bay window to front elevation with window seat under and cupboards. Radiator. Newly carpeted.

BEDROOM TWO 3.23m x 3.18m (10'7" x 10'5")

UPVC double glazed window to rear elevation. Feature fireplace. Picture rails. Modern carpet.

BEDROOM THREE 2.51m x 2.16m (8'3" x 7'1")

UPVC double glazed window to rear elevation. Radiator. Picture rails. Newly carpeted.

BATHROOM 1.85m x 1.65m (6'1" x 5'5")

UPVC double glazed window to side elevation. A well designed refitted bathroom with excellent decoration and comprising low level WC, wash hand basin set into vanity unit with storage, and panelled bath with shower. Laminate flooring.

OUTSIDE

FRONT GARDEN

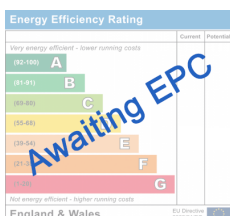
Newly turfed front garden enclosed by a stone wall. Off road parking. Side pedestrian access to the rear garden.

REAR GARDEN

Laid to lawn with a patio area. Side storage and side access to the front garden. Enclosed by timber fencing.

DRAFT DETAILS

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

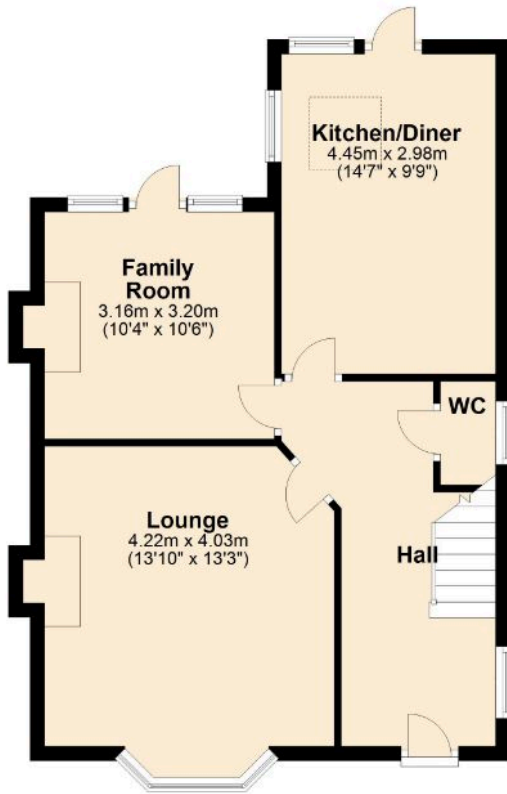


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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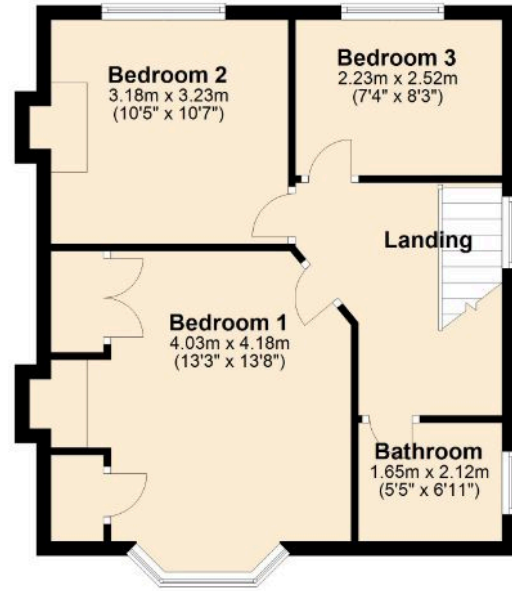
Ground Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 99.2 sq. metres (1068.3 sq. feet)



LOCAL AREA INFORMATION

Weston Favell 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 Weston Favell 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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