



41 St Peters Gardens, Weston Favell, Northampton, NN3 3JT
£450,000 Freehold

An immaculate and extended five bedroom with annexe semi-detached house set in the popular area of Weston Favell village. The property has been fully upgraded by the current owners and the accommodation comprises entrance hall, lounge/dining room and a kitchen/breakfast room, which leads through to what could be a self contained annexe. Providing it's own entrance and entrance hallway, a large double bedroom with built in wardrobes, a wet room and a large living room/dining room, which benefits from two Velux windows and bi-fold doors leading to the rear garden. The first floor provides four good size bedrooms with three benefitting from built in wardrobes and a family bathroom. Further benefits include a large rear garden, another what could be a self contained annexe/garden room and the property comes with NO CHAIN. EPC: C. Council Tax Band: B.

Immaculate - Extended & Remodelled | Self Contained Annexe | Large Rear Garden | Parking For Four Vehicles | Garden/Annex Room | NO CHAIN

modern marketing · traditional values

ENTRANCE

Composite entrance door. Radiator. Staircase rising to first floor landing. Door to:

LOUNGE 3.89m x 6.15m (12'9 x 20'2)

Two uPVC double glazed windows to front elevation. Wooden flooring. Log burner. Coving.

KITCHEN 3.96m x 3.91m (13 x 12'10)

Wall and base units. Granite work surfaces. Porcelain double sink with mixer tap. Built in electric hob, extractor, double oven, dishwasher and space for an American style fridge/freezer.

ANNEXE BEDROOM (4) 3.81m x 4.47m (12'6 x 14'8)

uPVC double glazed window to side elevation. Radiator.

ANNEXE/WET ROOM 2.36m x 2.44m (7'9 x 8)

uPVC double glazed window to rear elevation. Radiator. Shower unit, low level WC and wash hand basin.

ANNEXE LOUNGE 5.41m x 9.63m (17'9 x 31'7 max)

In excess of 30ft and benefitting from bi-fold doors. Newly laid laminate flooring. Two Velux windows. Two radiators.

HALLWAY ANNEXE 3.30m x 7.59m (10'10 max x 24'11)

Composite entrance door. Door to Annexe lounge.

FIRST FLOOR LANDING

Storage cupboard. Access to loft space. Doors to:

BEDROOM ONE 3.66m x 3.30m (12 x 10'10)

Two uPVC double glazed windows to front elevation. Radiator. Built in wardrobe. Built in dressing table. Coving.

BEDROOM TWO 3.28m x 3.66m (10'9 x 12)

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

BEDROOM THREE 3.10m x 2.74m (10'2 x 9)

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

BEDROOM FIVE 2.36m x 2.67m (7'9 x 8'9)

uPVC double glazed window to side elevation. Radiator. Storage cupboard. Built in wardrobe. Coving.

BATHROOM 2.29m x 1.37m (7'6 x 4'6)

Three piece suite comprising low level WC, wash hand basin and walk in shower. Tiling to splash back areas. Towel rail. Extractor.

OUTSIDE

FRONT GARDEN

Block paved driveway providing parking for four cars.

REAR GARDEN

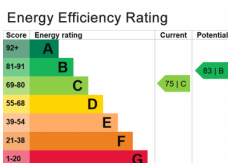
A good size rear garden. Large low maintained Porcelain slab area which is good for entertaining. Retained wall and steps leading to a large laid to lawn area. Raised beds. Leading to a self contained separate smaller annexe. Enclosed by timber framed fence.

SELF CONTAINED GARDEN ANNEXE 4.70m x 6.55m (15'5 x 21'6)

Composite door to enter. Brick and block built garden annexe which has its own power, light and water connected. Fully insulated.

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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