

17 Rowlandson Close

Weston Favell, Northampton, NN3 3PB

Guide Price £880,000 Freehold



Located within one of Northampton's most desired areas you can find this expansive and beautifully presented family home which has been heavily improved by the current owners. To name just a few of it's improvements there is a now a large kitchen / dining / family room with fitted oak units, granite worktops sky lanterns and log burner, annex with en suite which is currently being used as a games room, large master bedroom with dressing room and en suite shower room and a large landscaped rear garden with full width patio creating great entertaining space.

In brief the accommodation comprises, entrance hall, WC, study, kitchen / dining / family room, utility, living room, annex / games room and en suite. First floor landing, principal bedroom with dressing room and en suite, bedroom two with en suite, a further three double bedrooms and a family bathroom.

Outside to the front is a lawned garden with bedded plants and trees and a large gravel driveway leading toward a store room with electric up and over door. The rear garden is a private and landscaped with a sizeable lawned areas with bedded borders and running straight off the kitchen through large sliding doors is a stupendous patio area running perfect for entertaining.

EPC Rating D. Council Tax Band G.



ENTRANCE HALL

Entrance via obscure double glazed composite door. uPVC obscure double glazed window to front elevation. Radiator. Oak herringbone flooring. Cloaks cupboard. Recessed ceiling lights.

CLOAKROOM 1.27m x 2.54m (4'2 x 8'4)

uPVC obscure double glazed window to front elevation. Heated towel rail. Suite comprising WC and wash hand basin with mixer tap over. Tiled splash backs. Tiled flooring. Extractor fan.

STUDY 2.79m x 3.12m (9'2 x 10'3)

uPVC double glazed window to front elevation. Fitted desk area with drawers and cupboards with wooden work tops over.

KITCHEN / DINING / FAMILY ROOM 5.54m x 10.82m (18'2 x 35'6)

uPVC double glazed window to rear elevation. Two double glazed sky lanterns. Radiators. Fitted with a range of wall, base and drawer units with granite work surfaces over. Built in appliances to include fridge, two ovens, induction hob with extractor hood over, microwave, plate warmer and dishwasher. Space and plumbing for fridge / freezer. Underslung stainless steel sink and drainer unit with mixer tap and Quooker tap over. Recessed ceiling spotlights. Multi burning log burner with stone cladding to one wall and gloss hearth. Television aerial point. Telephone point. Glazed French doors to sitting room. Bar area with base units and granite work surfaces and wine cooler.

SITTING ROOM 5.05m x 3.96m (16'7 x 13'0)

uPVC double glazed window to front elevation. Radiator. Television aerial point. Telephone point.

UTILITY ROOM 2.34m x 2.62m (6'20 x 8'7)

uPVC double glazed window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with granite work surfaces over.

GAMES ROOM / ANNEX 3.58m x 5.28m (11'9 x 17'4)

uPVC double glazed window to side elevation. Recessed ceiling lights. Wood effect flooring. Television aerial point. Telephone point. Boiler. Oak door to shower room. uPVC double glazed door to rear garden.

SHOWER ROOM 1.93m x 1.73m (6'4 x 5'8)

Heated towel rail. Suite comprising WC, shower cubicle and wash hand basin with mixer tap over and storage cupboard below. Wood effect flooring. Extractor fan.

FIRST FLOOR LANDING

Radiator. Access to loft space. Airing cupboard.

PRINCIPAL BEDROOM 4.39m x 5.31m (14'5 x 17'5)

uPVC double glazed windows to front elevation. Two radiators. Oak flooring. Recessed ceiling lights. Television aerial point. Telephone point. Doors to dressing room and en-suite.

DRESSING ROOM 2.64m x 2.26m (8'8 x 7'5)

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

EN-SUITE 2.62m x 2.87m (8'7 x 9'5)

uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising walk in shower, freestanding bath, dual flush WC and twin wash hand basins with cupboard below. Tiled splash backs. Tiled flooring with underfloor heating. Recessed ceiling spotlights. Extractor fan.

BEDROOM TWO 4.17m x 5.26m (13'8 x 17'3)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes. Oak flooring. Television aerial point. Telephone point. Oak door to:

EN-SUITE 2.01m x 2.16m (6'7 x 7'1)

uPVC double glazed window to front elevation. Heated towel rail. Suite comprising shower cubicle, dual flush WC and wash hand basin with mixer tap over and cupboard below. Wood flooring. Recessed ceiling lights. Extractor fan.

BEDROOM THREE 4.42m x 3.96m (9'66 x 13'0)

uPVC double window to rear elevation. Radiator. Fitted wardrobes. Oak flooring. Television aerial point. Telephone point.

BEDROOM FOUR 3.15m x 3.15m (10'4 x 10'4)

uPVC double glazed window to rear elevation. Radiator. Oak flooring. Television aerial point. Telephone point. Doors to eaves storage.

BEDROOM FIVE 2.21m x 3.56m (7'3 x 11'8)

uPVC double glazed window to front elevation. Radiator. Oak flooring. Television aerial point. Telephone point.

BATHROOM 2.08m x 2.92m (6'10 x 9'7)

uPVC obscure double glazed window to rear elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and shower over, dual flush WC and wall mounted wash hand basin with mixer tap over and cupboard below. Recessed ceiling lights. Extractor fan.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with bedded area housing shrubs and plants. Two established trees, large gravel driveway providing ample off road parking leading towards the store with electric up and over door. Gated access to either side of the property.

REAR GARDEN

A private and landscaped rear garden which is mainly laid to lawn with a large paved patio area directly off the kitchen / dining / family room with BBQ area. Paving continues to the side of the property. To the edges of the garden are bedded boarders housing a wide variety of plants, shrubs and established trees. Outside water tap and power point. Enclosed by timber fencing and stone walling.

AGENTS NOTES

We are advised the stone wall to the rear of the garden is listed and two lime trees have tree preservation orders. This information would need to be verified by your chosen legal representative.





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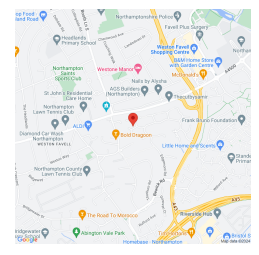
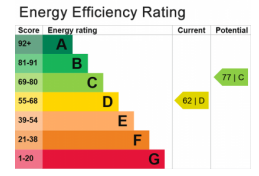


Local Area Information

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.



Total area: approx. 245.7 sq. metres (2644.3 sq. feet)



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