



4 Kingmaker Way, Buckingham Fields, Northampton, NN4 8QL
£389,995 Freehold

An attractive four bedroom, detached, family house built by MSSRS 'Bovis Homes' on the popular Buckingham Fields development on the south side of town close to the ring-road and M1 J15/15A. The accommodation comprises entrance hall, study, lounge with adjoining conservatory, separate dining room, kitchen, utility room with connecting door to cloakroom/WC, and garden, first floor landing, master bedroom with en-suite shower room, bedroom two also with en-suite shower two further bedrooms and a family bathroom. Outside is a private front garden with side gate to rear garden and extra wide driveway to the integral garage with store room behind. The seller advises us they can offer a no-chain sale. EPC Rating: D. Council Tax Band: E

Popular Development South of Town | Detached House | Timber Framed Double Glazing & Gas Central Heating | Four Bedrooms & Three Bathrooms | Double Driveway & Garage | No Chain

modern marketing · traditional values

ENTRANCE HALL

Obscure double glazed entrance door. Staircase rising to first floor. Tiled floor. Radiator and cover.

STUDY 2.41m x 2.24m (7'11 x 7'4)

Leaded light sealed unit double glazed window to front elevation. Radiator. Wood laminate flooring.

LOUNGE 5.64m x 3.12m (18'6 x 10'3)

Patio doors to conservatory. Two radiators. Feature fireplace and gas fire point.

CONSERVATORY 2.59m x 7.01m (8'6 x 23'0)

Sealed unit double glazed leaded light windows and casement doors to garden. Courtesy door to storage area behind garage. Pitched, polycarbonate roof. Tiled floor.

DINING ROOM 2.62m x 3.43m (8'7 x 11'3)

Sealed unit double glazed leaded light window to rear elevation. Radiator. Wood laminate flooring.

KITCHEN 3.66m x 2.36m (12'0 x 7'9)

Sealed unit leaded light double glazed window to front elevation. Wall and base units with work surfaces over. Single drainer one and a half bowl sink unit with mixer tap. Built in gas hob and filter hood. High level oven and grill. Built in dishwasher. Tiled floor.

UTILITY ROOM 1.65m x 2.59m (5'5 x 8'6)

Half glazed door to side elevation. Wall mounted gas fired boiler. Space for washing machine. Built in fridge/freezer. Tiled floor.

WC

Understairs WC and wash hand basin. Radiator. Extractor fan.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 3.35m x 3.12m (11'0 x 10'3)

Sealed unit double glazed leaded light window to front elevation. Radiator. Built in double wardrobe.

EN-SUITE 1.57m x 1.70m (5'2 x 5'7)

Obscure sealed unit double glazed window to front elevation. Radiator. Suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Tiled walls.

BEDROOM TWO 2.64m x 3.33m (8'8 x 10'11)

Sealed unit double glazed leaded light window to rear elevation. Radiator. Built in wardrobe.

EN-SUITE 1.93m x 1.45m (6'4 x 4'9)

Suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. Tiled walls. Radiator.

BEDROOM THREE 3.00m x 2.06m (9'10 x 6'9)

Sealed unit double glazed leaded light window to front elevation. Radiator.

BEDROOM FOUR 2.41m x 2.51m (7'11 x 8'3)

Sealed unit double glazed leaded light window to rear elevation. Radiator. Built in wardrobe.

BATHROOM 2.51m x 1.50m (8'3 x 4'11)

Obscure sealed unit double glazed leaded light window to side elevation. Radiator. Suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Tiled walls.

OUTSIDE

FRONT GARDEN

Double width driveway and slate chipped bed. Cherry tree and hedging.

GARAGE 5.26m x 2.62m (17'3 x 8'7)

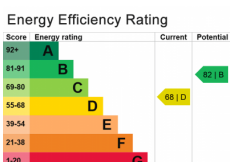
Integral garage with up and over door.

REAR GARDEN

Block paved patio. Lawn and shrubs. Enclosed by wooden panelled fencing

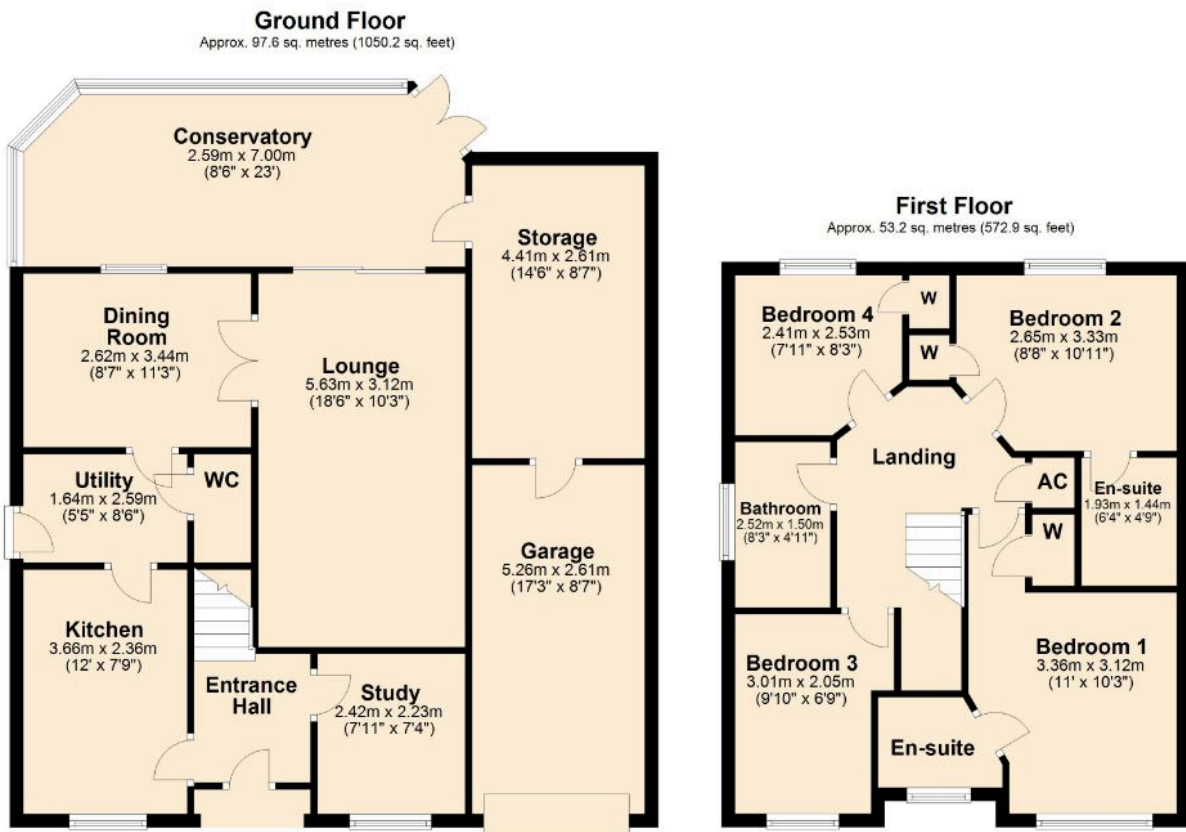
DRAFT DETAILS

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

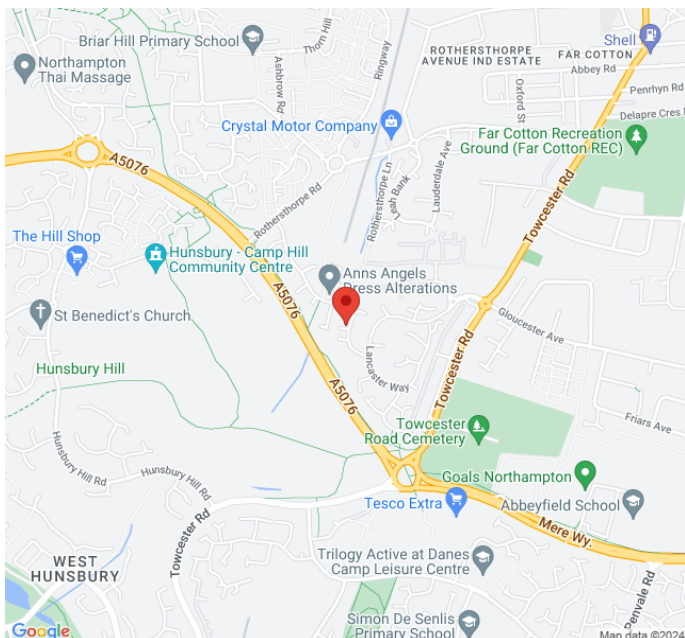


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 150.8 sq. metres (1623.1 sq. feet)



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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