



31 Oak Grove

Cherry Orchard, Northampton, NN3 3JD

£1,600 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available to move into from 30th July 2024.

An ideal four bedroom family home with an enclosed rear garden, a garage and a driveway in the popular area of Cherry Orchard.



Unfurnished accommodation: Entrance hall, living room, kitchen/dining room, cloakroom, four double bedrooms, en-suite shower room, family bathroom, garage, driveway. Energy Rating B. West Northamptonshire Council Tax Band D.

Welcomed by a pretty front garden, the front door opens into the entrance hall which contains stairs to the first floor with a storage cupboard underneath the stairs. The cloakroom has a white suite with wood effect flooring.

The kitchen/dining room measures 16'04 x 8'06 with a window to the front. The kitchen half of the room has a range of oak units provides ample storage and a gas hob, electric double oven and dishwasher are provided. The living room is situated to the rear and measures 15'02 x 12'02 with French doors leading to the rear garden.

On the first floor there are three bedrooms measuring 15'06 x 8'05, 12'03 x 6'09 and 12'08 x 8'03 max. The bathroom has a white suite consisting of bath, basin and toilet with wood-effect vinyl flooring.

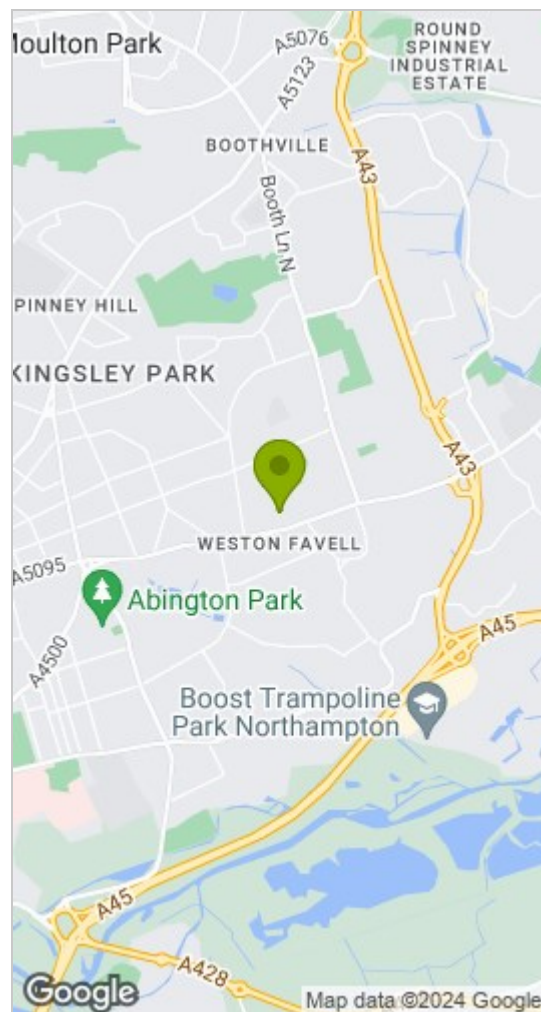
To the second (top) floor is a built-in cupboard housing the boiler and a door to the master bedroom, which measures 18'08 x 11'06 with a range of Sharps wardrobes with sliding doors. The en-suite has a double size shower, a toilet, a basin and wood-effect vinyl flooring.

The rear garden has a patio area, ideal for outside entertainment, with a lawn and shrubbery area. A pedestrian gate leads to the tandem driveway, which provides off-road parking for two cars. The single garage has power and light connected.

This ideal family home is conveniently located close to Weston Favell Shopping Centre, local supermarkets and public houses and local primary and secondary schools.

- Living Room 15'02 x 12'02 (4.62m x 3.71m)
- Kitchen/Dining Room 16'04 x 8'06 (4.98m x 2.59m)
- Bedroom Two 15'06 x 8'05 (4.72m x 2.57m)
- Bedroom Three 12'03 x 6'09 (3.73m x 2.06m)
- Bedroom Four 12'08 x 8'03 max (3.86m x 2.51m max)
- Master Bedroom 18'08 x 11'06 (5.69m x 3.51m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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