

NEW INSTRUCTION



ANSELL WAY

Hardingstone, Northampton, NN4 6DP



DAVID COSBY
ESTATE AGENTS



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Total GIA Floor Area Exc. Garage | Approx. 121 sqm (1302 sqft)



3 Bedrooms



2 Reception



1 Bathrooms

Features

- No upper chain
- Off-road parking and large detached double garage
- Three-bedroom semi-detached family home
- Sought-after South Northamptonshire village
- Quiet cul-de-sac location
- Low maintenance front and rear gardens
- Potential for improvement

Description

Situated on a generous corner plot within a quiet cul-de-sac in the sought-after village of Hardingstone, this three-bedroom semi-detached property offers great potential for modernisation and improvement. The ground floor accommodation comprises a welcoming porch and entrance hall, a cloakroom, a bright sitting room featuring a fireplace, and a dining room with direct access to the rear garden. The kitchen, which includes ample storage, also benefits from side garden access. Upstairs, three well-proportioned bedrooms share a family bathroom. The main bedroom enjoys built-in wardrobes and views over the garden. Externally, a block-paved driveway offers ample parking and leads to a large detached double garage with an integrated workshop area. The low-maintenance, enclosed rear garden features paved and gravelled sections, mature shrubs, and a timber pergola, providing a peaceful setting for outdoor enjoyment. The property requires refurbishment and presents an ideal opportunity for a new owner to make their mark on this charming home.



Hardingstone is an attractive village bordering the tranquil Delapré Abbey and is approximately 1 mile from Northampton town centre. The village has its fair share of historic buildings and is positioned on the southern edge of the town, looking from its hilltop position across the Nene valley.

The Property

Entrance Porch

The front porch is lined internally with timber-effect boarding and benefits from ample natural light from full-height frosted glazing panes. The floor is finished in tile-effect sheet vinyl, and a glazed timber door with a matching side panel opens into the main entrance hall which features flush timber doors leading to the principal rooms, and a flight of carpeted stairs with a half-landing. The walls are finished with lining paper and emulsion, while the floors are covered in decorative cut-pile carpet.

Cloak room

The cloakroom is fitted with a WC with a low-level cistern and a ceramic corner wash hand basin with chrome pillar taps, complemented by white glazed splashback tiles. Natural light is provided by a uPVC double-glazed casement window. The walls are finished with emulsion paint, and the floor is laid with cut-pile carpet.

Sitting room

This generously sized room features a large three-panel window with views over the rear garden, allowing ample natural light. The floor is laid with cut-pile carpet, and the walls are finished with lining paper and emulsion. A central fireplace with a wall-mounted open-flame gas fire provides a focal point, and an archway provides a seamless transition into the dining room.

Dining room

This well-proportioned dining room provides a pleasant space for entertaining, with direct access to the patio and rear garden through a glazed door and matching side casement. Its layout also offers easy access to the kitchen, enhancing the room's functionality for gatherings and meals.

Kitchen

The kitchen is fitted with a range of base and wall units topped with roll-top work surfaces and includes a stainless-steel sink with a chrome mixer tap positioned beneath a three-panel window overlooking the side elevation. An original pantry cupboard, fitted with melamine shelving and a window for natural light and ventilation, offers additional storage space. There is also an under-stairs cupboard with fitted shelving for further storage. Built-in appliances include a four-burner gas hob with an extractor hood and light, a two-door electric fan oven, and an integrated fridge.



The Property

First Floor Landing

Accessed via carpeted stairs with a half-landing and timber mop handrails, the first-floor landing benefits from a large window, allowing ample natural light. Flush timber doors lead to the bedrooms and bathroom, and a concertina door opens to the hobby room/bedroom two. A hinged ceiling hatch with an extendable aluminium ladder provides access to the boarded loft space.

Bedroom One

Positioned at the rear left-hand side of the property, bedroom one features a three-panel window offering pleasant views over the rear garden. A spacious built-in six-door wardrobe with overhead storage is complemented by a matching dressing table and drawers, providing ample storage space. The walls are finished with decorative lining paper, and the floor is laid with cut-pile carpet.

Bedroom Two

Recently used as a spacious hobby room, bedroom two features part-stained, exposed pine floorboards and walls finished with emulsion paint. A large three-panel window overlooks the front aspect, providing ample natural light.

Bedroom Three

Situated at the rear right-hand side of the property, bedroom three features walls finished with decorative lining paper and 1970s- cut-pile carpet. The room enjoys pleasant views over the rear garden and includes a built-in wardrobe with a flush timber door, complete with a clothes rail and upper shelf for additional storage.

Bathroom

The bathroom is fitted with a three-piece suite, including a bath with chrome mixer tap and shower hose, a large ceramic wash hand basin with chrome pillar taps and pedestal, and a close-coupled WC. The floor is laid with cut-pile carpet, while the walls feature half-height 1970s ceramic tiling with decorative lining paper above. A wall-mounted electric fan heater has been fitted, and an airing cupboard with slatted pine shelving is accessible via double swing doors. A chrome towel rail is mounted above the bath.



Grounds

Front aspect

Positioned at the end of a quiet cul-de-sac, the property is set back from Ansell Way with a dropped curb allowing off-road parking on a spacious block-paved driveway. This driveway leads to a detached double garage, which includes a large workshop area benefiting from workshop space with good natural light. A gated entrance provides pedestrian access to the rear garden. The front garden area is also predominantly laid with block paving and features shrub-lined borders with established rose bushes, creating a low-maintenance and inviting approach to the property.

Rear Garden

The rear garden is accessed via a gated pathway bordered by a low-level retaining wall and an upper gravelled area with well-maintained shrubs and a timber pergola. The garden itself is laid with block paving, featuring a central octagonal section and gravel borders lined with established perimeter shrubs and plants. Boundaries are defined by timber panel fencing, and there is pedestrian access to the large detached double garage.

Garage

The detached brick-built garage offers an unusually spacious area, enhanced by ample natural light through metal Crittal casement windows on the rear elevation and a modern uPVC double-glazed window on the side elevation. Vehicular access is provided by an aluminium up-and-over door, and power and lighting, add to its functionality of this space.

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Location

Hardingstone is an attractive village bordering the tranquil Delapré Abbey and is approximately 1 mile from Northampton town centre. The village has its fair share of historic buildings and is positioned on the southern edge of the town, looking from its hilltop position across the Nene valley.

Hardingstone has two traditional public houses, The Crown, and The Sun together with a good range of amenities and facilities including a post office, nearby Waitrose, newsagents, and several hairdressers. A popular Garden Centre is also close by, and schooling is well served by Hardingstone Primary School and Northampton High School for Girls.

Hardingstone is popular with commuters having easy access to Junction 15 of the M1, and both Northampton and Milton Keynes Railway Stations provide regular intercity services to Birmingham New Street, and London Euston.

On the edge of the village can be found one of only three remaining Eleanor crosses in the country. The historic cross commemorates the resting at nearby Delapré Abbey of the body of Queen Eleanor of Castile while King Edward I stayed at nearby Northampton Castle.

Hardingstone is an excellent choice for anyone looking to settle in a Northampton village and offers a great balance of convenience, period charm, and good amenities.

Property Information

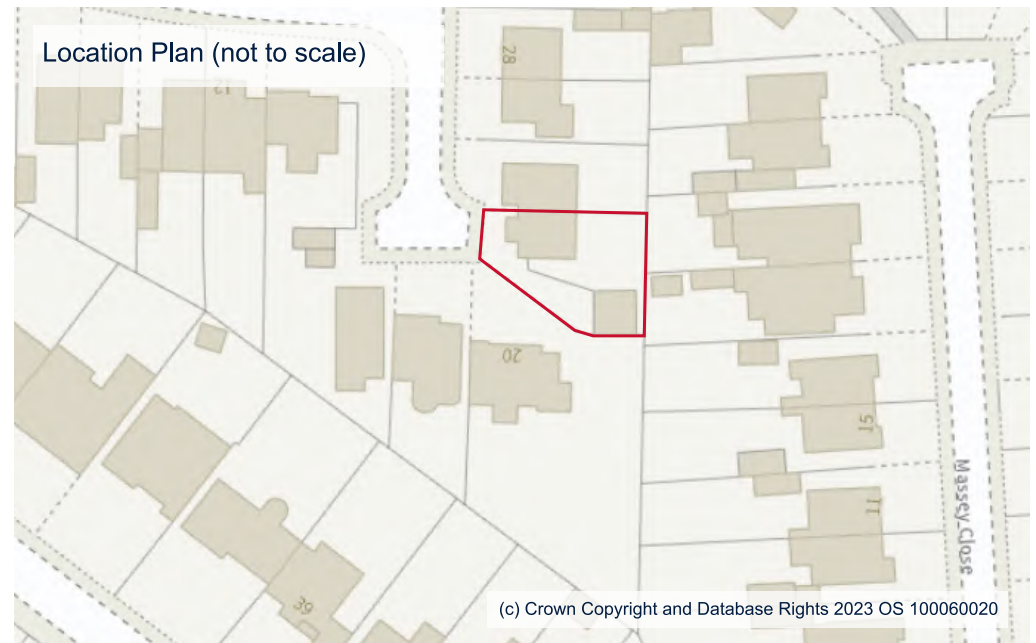
Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas & Electricity

Council Tax: Band C **EPC:** C

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

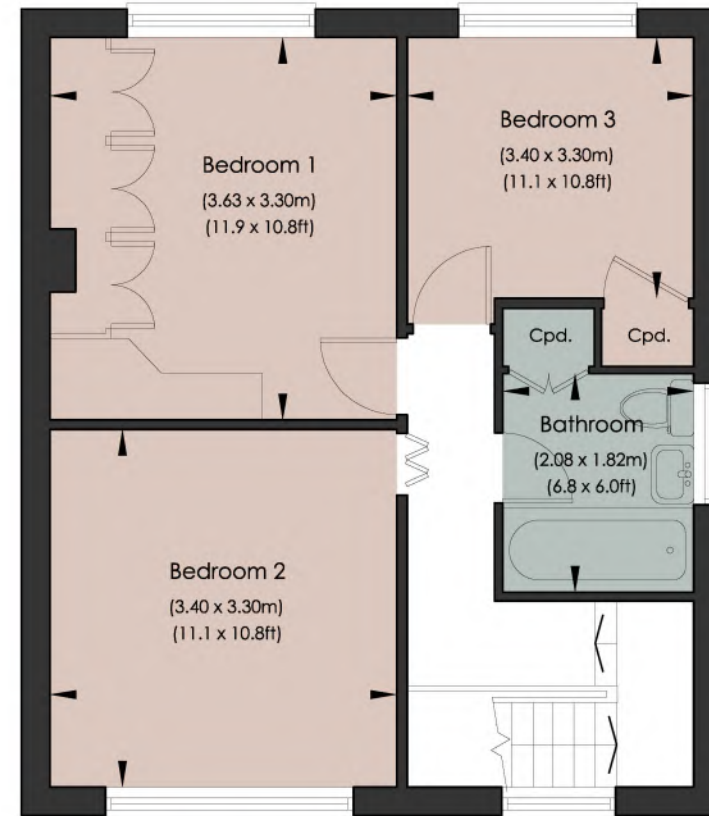


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Approximate GIA (Gross Internal Floor Area) = 93 sqm (1001 sqft)



GROUND FLOOR GIA = 49 sqm (527 sqft)



FIRST FLOOR GIA = 44 sqm (474 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



HARDINGSTONE

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



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Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

☎ 01604 979628

www.davidcosby.co.uk