



Foxglove Drive, Swinford

£365,000

Quality and location combine

This light and spacious, immaculately presented three bedroom family home is perfectly positioned on the edge of the sought village of Swinford. Offering a range of quality fixtures, fittings and upgrades, an open plan kitchen/diner, a guest cloakroom, three well proportioned bedrooms with an En suite to the master, a generous south facing rear garden and a block paved driveway. Further benefiting from an air source heat pump this highly energy efficient home built just a few years ago by 'Williams Homes' still enjoys the added security of the majority of its NHBC Warranty remaining. Expected to be popular with a wide range of potential buyers, early viewing comes strongly recommended!

3 x Bed

2 x Bathroom

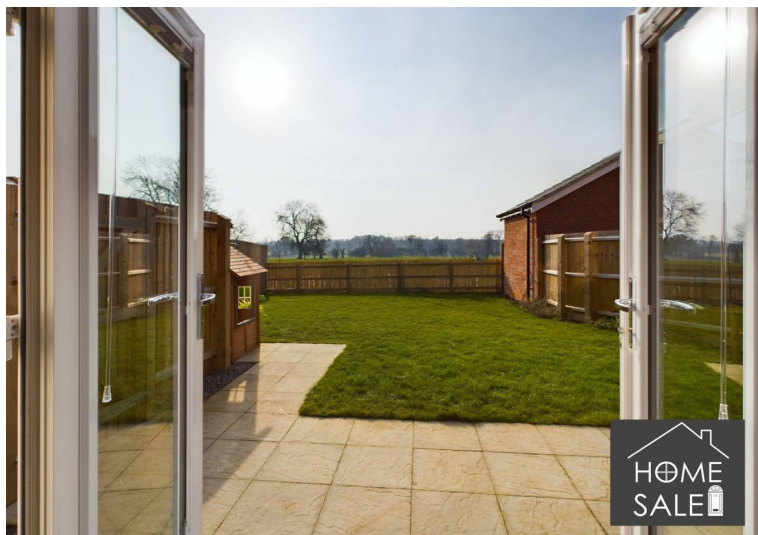
2 x Reception

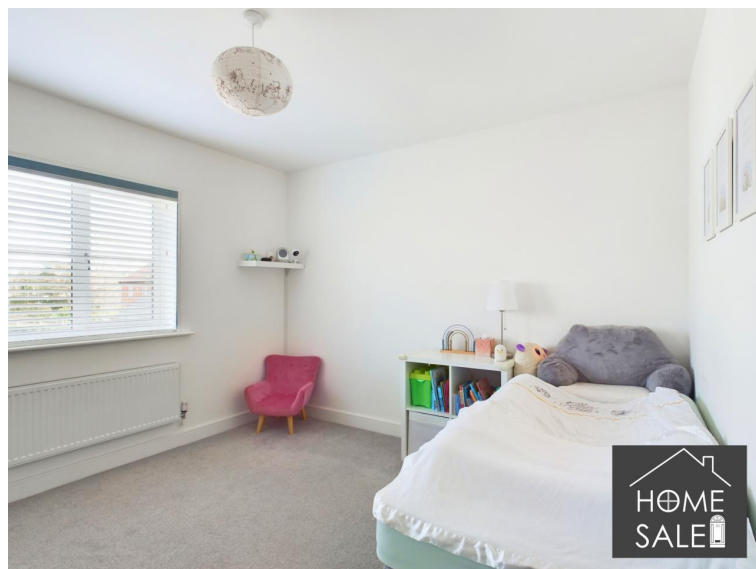
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- Immaculate Energy Efficient Family Home
- Sought After Edge Of Village Location
- Quality Fixtures And Fittings Throughout

- Impressive Open Plan Kitchen/Diner
- Southerly Facing Rear Garden
- Block Paved Driveway





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This Immaculately presented three bedroom semi-detached family home is perfectly positioned in a cul-de-sac location on the edge of the historic village Swinford with stunning field views. With easy access to beautiful countryside walks, the village offers a local primary school, an historic church and a popular public house with excellent road links to the M1, M6 and A14.

Enjoying a high specification finish including 'Porcelanosa' tiling, 'Villeroy & Boch' sanitaryware, a range of integrated 'Bosch appliances', marble effect quartz work tops, high quality German kitchen units, Karndean flooring, and even chrome finished sockets with USB Chargers throughout the home. This incredibly energy efficient home benefits from a 'Mitsubishi ecodan R32' air source heat pump and Built by 'Williams Homes' who are renowned for quality, being just a few years old this stunning family home is perfect for growing families and comes with the added security of the remaining NHBC warranty.

The impressive open plan kitchen/dining room has a high specification kitchen with grey matt finished units and marble effect quartz worktops, a range of integrated 'Bosch' appliances including a high level oven with separate microwave/grill, dishwasher and fridge/freezer, Karndean flooring, spot lights and undercounter lighting, dual aspect windows, a storage cupboard with space for a tumble dryer, with French doors opening on to the southerly facing rear garden allowing for an abundance of light into the dining space and has views over the countryside beyond.

The living room is a light and spacious room and also benefits from the views over the countryside, three tv points and chrome sockets with USB chargers. The ground floor continues to offer a welcoming entrance hall and guest cloakroom with Karndean flooring and a fob controlled alarm system.

Upstairs the property continues to be immaculately presented and finished with high quality fixtures and fittings with three well proportioned bedrooms, the family bathroom and an En suite. The master bedroom has stunning views is a generously sized double room with chrome sockets and tv points. Bedroom two enjoys a double sliding door mirrored wardrobe with shelving above rail. Bedroom three has a storage cupboard and fitted hanging rail with storage unit. The landing has an airing cupboard with a fitted hanging rail ideal for drying clothes. The En suite enjoys a shower cubicle and the family bathroom a bath over shower, both enjoy half height 'Porcelanosa' tiling, 'Villeroy & Boch' sanitaryware, 'Hansgrohe' showers fittings and heated towel rails.

Outside boasts a generous southerly facing rear garden with a high degree of privacy, lawn and patio areas ideal for relaxing and entertaining and is an outstanding feature to this home with a lower level fence to rear taking full advantage of the views beyond. Further benefiting from electrical sockets, outside tap and wall lights. The front of the property has a hedgerow boundary and an extra wide block paved driveway providing off road parking for two vehicles with an electric car charging point.

This immaculately presented three bedroom family home in turn key condition is perfectly positioned on the edge of the sought village of Swinford. Offering a range of quality fixtures, fittings and upgrades, an open plan kitchen/diner, a light and spacious living room, a guest cloakroom, three well proportioned bedrooms with an En suite to the master, a generous south facing rear garden and a block paved driveway. Further benefiting from an air source heat pump this highly energy efficient home built just a few years ago by 'Williams Homes' still enjoys the added security of the majority of its NHBC Warranty remaining. Expected to be popular with a wide range of potential buyers, early viewing comes strongly recommended!

Entrance Hall

Entry via a composite door and a window to the front aspect, featuring Karndean flooring, a wall mounted radiator, doors leading to the living room and guest cloakroom with a staircase leading to the first floor landing.

Cloakroom

A two piece suite comprising a wash hand basin and low level WC. Features include Villeroy & Boch sanitaryware, 'Porcelanosa' splash back tiling, Karndean flooring, a wall mounted radiator, a fob controlled alarm system and a double glazed window to the front aspect.

Living Room 15'0 x 12'3

Featuring a double glazed window to the rear aspect, a wall mounted radiator and three T.V points, multiple chrome sockets with USB chargers.

Kitchen/Dining Room 21'10 x 10'11

A high specification, fully fitted kitchen with grey matt finished wall and base level units with a stylish quartz work top over, upstands and splash back, a one and a half bowl stainless steel sink and feature extendable hose tap with grove drainage in the quartz worktop. Featuring a range of 'Bosch' integrated appliances including a high level oven with separate microwave/grill and an induction hob with an extractor hood over, integrated fridge/freezer and dishwasher. Features include spot lights, a LED light with temperature dimmer switch, under counter lighting, a cutlery tray, pan draws and Karndean flooring. Further features include multiple chrome sockets with usb chargers, a storage cupboard with space for a tumble dryer, a double glazed window to the front aspect and double glazed French doors and windows to the rear aspect leading on to the rear and overlooking the fields beyond.

First Floor Landing

With a staircase leading up from the entrance hall, featuring a loft access hatch with a ladder, boarded loft with light, an airing cupboard with hanging rail, doors leading to three bedrooms and the family bathroom.

Bedroom One 15'7 x 10'7

Featuring a double glazed window to the rear aspect, a wall mounted radiator, a T.V point and chrome sockets with USB charger and a door leading to the En suite.

En suite

A three piece suite comprising a shower cubicle, a wash hand basin and a low level WC. Features include Villeroy & Boch sanitaryware, half height 'Porcelanosa' tiling, 'Hansgrohe' shower, a heated towel rail, an extractor fan, a shaver socket, Karndean flooring and a double glazed window to the rear aspect.

Bedroom Two 11'0 x 10'9

Featuring a double glazed window to the front aspect, a double mirrored sliding door wardrobe with shelves above, chrome sockets with USB charger a wall mounted radiator.

Bedroom Three 10'7 x 8'7

Featuring a double glazed window to the front aspect, fitted hanging rail and storage unit, a storage cupboard, chrome sockets with USB charger and a wall mounted radiator.

Family Bathroom

A three piece suite comprising a bath with shower over, a wash hand basin and a low level WC. Features include Vileroy & Boch sanitaryware, half height 'Porcelanosa' tiling, 'Hansgrohe' shower, Karndean flooring, a heated towel rail, spot lights, an extractor fan and a double glazed window to the rear aspect.

Rear Garden

A fully enclosed rear garden with side gated access, featuring a good size patio seating area, a generous lawned area with outside power sockets, outside tap and wall light.

Frontage

Featuring a hedgerow to the front boundary, a path leading to the front door with a wall light and a block paved driveway for two vehicles with a gate leading to the rear garden.

Driveway

An extra wide block paved driveway providing off road parking for two vehicles and an electric car charging point.



Floor 0

Approximate total area[†]
504.39 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area[†]
455.41 ft²

(1) Excluding balconies and terraces

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