



**38 Salcey Avenue, Hartwell, Northampton, NN7 2HQ**  
**£350,000 Freehold**

Welcome to this stunning four bedroom family home, nestled at the foot of Salcey Forest, offering a seamless blend of natural beauty and modern convenience. With three reception rooms and a spacious kitchen/dining room, there is plenty of room for both relaxation and entertaining. Step outside into the beautiful garden, complete with a charming log cabin bar, perfect for enjoying the tranquillity of the surroundings. Additionally, the property features a single garage and ample off road parking to the rear, ensuring both practicality and convenience. To arrange a viewing call the Road branch on 01604 862442. EPC Rating: C. Council Tax Band: B.

**Stunning Family Home | Village Location | Garage & Off Road Parking | Large Garden | Three Reception Rooms | Kitchen/Dining Room**

modern marketing · traditional values

### ENTRANCE HALL

Enter via composite door. UPVC double glazed window to front elevation. Radiator. Stairs rising to first floor landing. Meter cupboard.

### LOUNGE 4.98m x 3.28m (16'4" x 10'9")

UPVC double glazed window to front elevation. UPVC double glazed French doors to garden. Radiator. Multi fuel log burner with wooden mantel.

### FAMILY ROOM 4.19m x 3.66m (13'9" x 12'0")

Radiator. Understairs cupboard. Multi fuel log burner with wooden mantel over. Patio doors to: -

### CONSERVATORY 6.78m x 2.57m (22'3" x 8'5")

UPVC double glazed windows to side and rear elevations. Two Velux windows. Radiator. Spotlights to ceiling. LED lighting. Bluetooth speakers.

### DOWNSTAIRS CLOAKROOM/WC

Low level WC.

### KITCHEN/DINING ROOM 5.49m x 3.86m (18'0" x 12'8")

Two double glazed windows to front elevation. Two double glazed windows to rear elevation. Radiator. Fitted with a range of base and wall mounted units with worktop surfaces over incorporating sink unit with drainer and mixer tap. Rangemaster gas/electric cooker with extractor over. Fridge/freezer. Space for a washing machine and dishwasher. Glass panelled door to conservatory.

### FIRST FLOOR LANDING

Three UPVC double glazed windows to rear elevation. Access to loft space. Doors to: -

### BEDROOM ONE 3.66m x 2.82m (12'0" x 9'3")

UPVC double glazed window to front elevation. Radiator. Walk in wardrobe with fitted shelving. Overstairs storage.

### BEDROOM TWO 3.68m x 3.10m (12'1" x 10'2")

UPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 3.18m x 2.87m (10'5" x 9'5")

UPVC double glazed window to front elevation. Radiator. Cupboard housing boiler.

### BEDROOM FOUR 2.29m x 2.03m (7'6" x 6'8")

UPVC double glazed window to rear elevation. Radiator.

### BATHROOM

Obscure UPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, vanity unit with wash hand basin and tiled bath with shower over. Tiled splash back areas.

### OUTSIDE

### FRONT GARDEN

Mainly laid to lawn with a path leading to the front door. Raised decorative flower bed.

### OUTBUILDING

Brick built outbuilding. Log cabin bar with built in seating. Power connected.

### REAR GARDEN

Mainly laid to lawn with a patio area adjacent to the rear of the property. Wooden gazebo with patio areas. Shrub borders. Covered area leading to wooden shed.

### SINGLE GARAGE

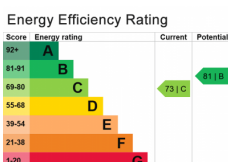
Electric roller door. Power and light connected.

### OFF ROAD PARKING

Off road parking for two cars.

### DRAFT DETAILS

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

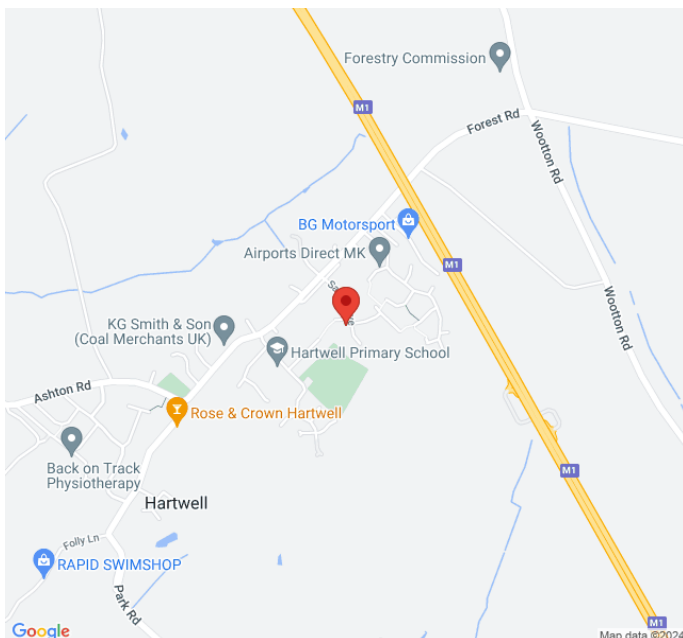


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 152.8 sq. metres (1644.7 sq. feet)



## LOCAL AREA INFORMATION

Located to the south of Northamptonshire and just north of Buckinghamshire, Hartwell is less than 5 miles from M1 J15 and only 8 miles from the centre of Northampton. Within the village itself are a parish church, the outstanding Ofsted rated primary school and similarly rated pre-school, public house, community centre, a pocket park, and village shop. However, Hartwell is best known for being situated next to Salcey Forest, a former medieval hunting forest which is still commercially active for timber products and is now managed by the Forestry Commission, and has walking, biking and riding trails. Additional facilities and amenities can be accessed in the nearby larger village of Roade 2 miles away, with high street shopping and local government provisions being available in Northampton along with a mainline rail service to both London Euston and Birmingham New Street. Milton Keynes centre and train station are located within 10 miles.

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