



Ennerdale Road
Spinney Hill, Northampton

oriordanbond
SALES & LETTINGS



Ennerdale Road

Spinney Hill
NN3 6BB

Offers Over
£500,000

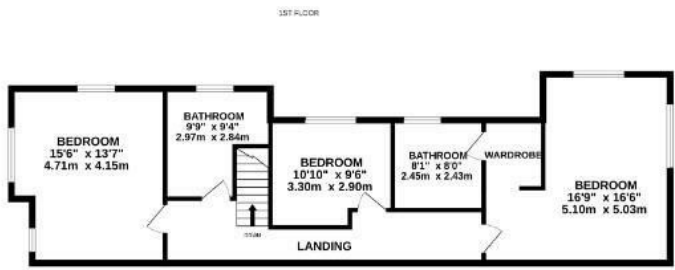
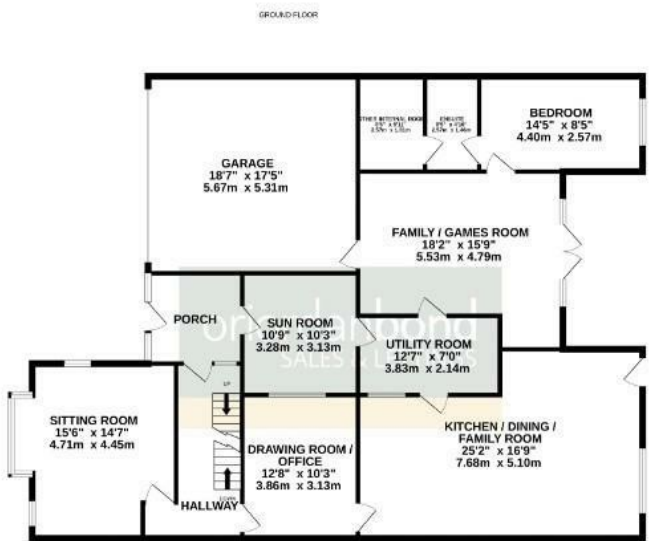
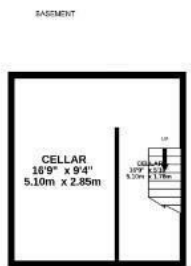
Sitting on a large double plot is this superbly presented extended period semi-detached family home totalling almost 3000 sq ft. The versatile accommodation offers four double bedrooms (two with en-suites) and four spacious reception rooms. Positioned on this sought after, tree-lined road with plenty of local amenities on the doorstep and good local schools which includes the popular Northampton School for Girls.

The accommodation has been sympathetically updated over the years and comprises a large entrance porch, through entrance hallway, sitting room with feature inglenook fireplace and dual aspect windows, drawing room/office through to a fabulously re-fitted 26' kitchen / dining / living room, with large central island, range cooker, feature lighting and Karndean flooring, utility room and conservatory. A portion of the property lends itself perfectly for teenage children, elderly family members or business purposes and is currently used as a spacious family/games room with French doors opening onto a private veranda and a double bedroom with en-suite shower and dressing room. To the first floor are three further large double bedrooms and a family bathroom with a four-piece suite. The master has a range of fitted 'John Lewis' furniture, en-suite bathroom and a dressing area. Outside is a gated front garden and double width block paved driveway providing off road parking leading to a large double garage with remote control door. There is an extremely private westerly facing rear garden with large decked area, shrub borders, vegetable patch, well maintained lawns, summer house and covered veranda for entertaining. Further benefits include uPVC double glazing, gas radiator heating and pressurised hot water system, a large cellar and a host character features throughout. (A/2988/L)

- Extended four bedroom residence
- Two en-suite bedrooms
- Four reception rooms
- Re-fitted 26' kitchen / dining / living room
- Private westerly facing rear garden
- Driveway and double garage







TOTAL FLOOR AREA : 2988sq.ft. (277.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

Viewing

Viewing strictly by appointment – details below

Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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