

3 Neale Close

Weston Favell, Northampton, NN3 3DB

£775,000 Freehold



This five/six bedroom detached bungalow, fully refurbished to a very high standard throughout, is positioned on this peaceful cul-de-sac within a highly desired area of Weston Favell village.

The property benefits from a luxury kitchen, modernised bathroom suites, an abundance of large living spaces, an optional self-contained annex, and a generous garden to the front and rear.

The accommodation comprises an entrance porch, hallway, sitting room, dining room, kitchen, and breakfast room. Bedroom one with en-suite, three further bedrooms and a family bathroom in the central part of the house. Off the sitting room are three additional rooms comprising two double bedrooms/private lounge, with a central room that could become a shower room, kitchenette or walk-in closet.

Outside to the front is a raised landscaped garden housing a variety of plants and shrubs, complementing ample off-road gravel parking for six cars. The southerly-facing rear garden boasts a period stone wall to the south, formalised flower and shrub beds, a large lawn, and a large patio area positioned for maximum sun and privacy.

EPC Rating E. Council Tax Band F.



ENTRANCE PORCH

Entrance via double glazed composite door. uPVC obscure double glazed window to front elevation. uPVC double glazed windows and door to hall.

ENTRANCE HALL

Entrance via uPVC double glazed door. Two radiators. Coving. Built in cupboard. Access to loft space. Panelled doors to:

SITTING ROOM 7.65m bay x 5.51m max (25'1 bay x 18'1 max)

uPVC double glazed bay window to front elevation. Two radiators. Gas fireplace. Television aerial point. Coving. Wall light points. uPVC double glazed patio doors to rear elevation. Door to potential annexe / office space.

DINING ROOM 3.78m x 3.05m (12'5 x 10'0)

uPVC double glazed patio doors to rear elevation. Radiator. Coving. Panelled door to kitchen / breakfast room. Wood effect laminate flooring.

KITCHEN / BREAKFAST ROOM 4.88m x 5.28m (16'0 x 17'4)

uPVC double glazed window and door to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with roll top work surfaces over. One and a half bowl sink unit. Built in double oven, four ring gas hob and extractor hood. Integrated fridge / freezer. Plumbing for dishwasher. Wall mounted Vaillant gas boiler. Tiled splash backs. Built in larder cupboard. Coving. Breakfast bar.

BEDROOM ONE 4.44m x 3.53m (14'7 x 11'7)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes and dressing table. Built in double wardrobe. Coving. Wood effect laminate flooring. Panelled door to:

EN-SUITE 2.34m x 1.63m (7'8 x 5'4)

uPVC obscure double glazed window to side elevation. Heated towel rail. Three piece white suite comprising low level WC, wash hand basin with storage below and shower cubicle. Tiled splash backs. Coving. Extractor fan. Tiled effect vinyl flooring.

BEDROOM TWO 3.84m x 3.38m (12'7 x 11'1)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes. Coving. Wood effect laminate flooring.

BEDROOM THREE 3.23m x 2.34m (10'7 x 7'8)

uPVC double glazed window to side elevation. Radiator. Built in double wardrobe. Coving. Wood effect laminate flooring.

BEDROOM FOUR 3.25m x 2.62m (10'8 x 8'7)

uPVC double glazed window to rear elevation. Radiator. Coving. Wood effect laminate flooring.

SHOWER ROOM 3.07m max x 2.77m max (10'1 max x 9'1 max)

uPVC obscure double glazed window to side elevation. Heated towel rail and radiator. Suite comprising low level WC, vanity unit with inset wash hand basin and walk in shower cubicle. Tiled walls. Tile effect vinyl flooring. Coving. Wall light points.

POTENTIAL ANNEXE / OFFICE SPACE

INNER HALL

Wood effect laminate flooring. Doors to:

ROOM ONE / ANNEXE SITTING ROOM / BEDROOM FIVE 3.25m x 4.42m (10'8 x 14'6)

uPVC double glazed bay window to front elevation. Radiator. Wood effect laminate flooring.

ROOM TWO / ANNEXE BEDROOM / BEDROOM SIX 2.34m x 4.39m (7'8 x 14'5)

uPVC double glazed sliding patio doors to rear elevation. Radiator. Wood effect laminate flooring.

ROOM THREE / STORAGE / ANNEXE BATHROOM 3.07m x 1.42m (10'1 x 4'8)

Wood effect laminate flooring. Heated towel rail.

OUTSIDE

FRONT GARDEN

A gravel driveway providing ample off road parking. Raised bed to one side housing a variety of plants and shrubs. Gated side access.

REAR GARDEN

Enclosed by timber fencing and stone walling is this good sized garden with a paved patio area ideal for entertaining. Lawn areas. Well stocked borders. Pedestrian access to the side and to the garage.





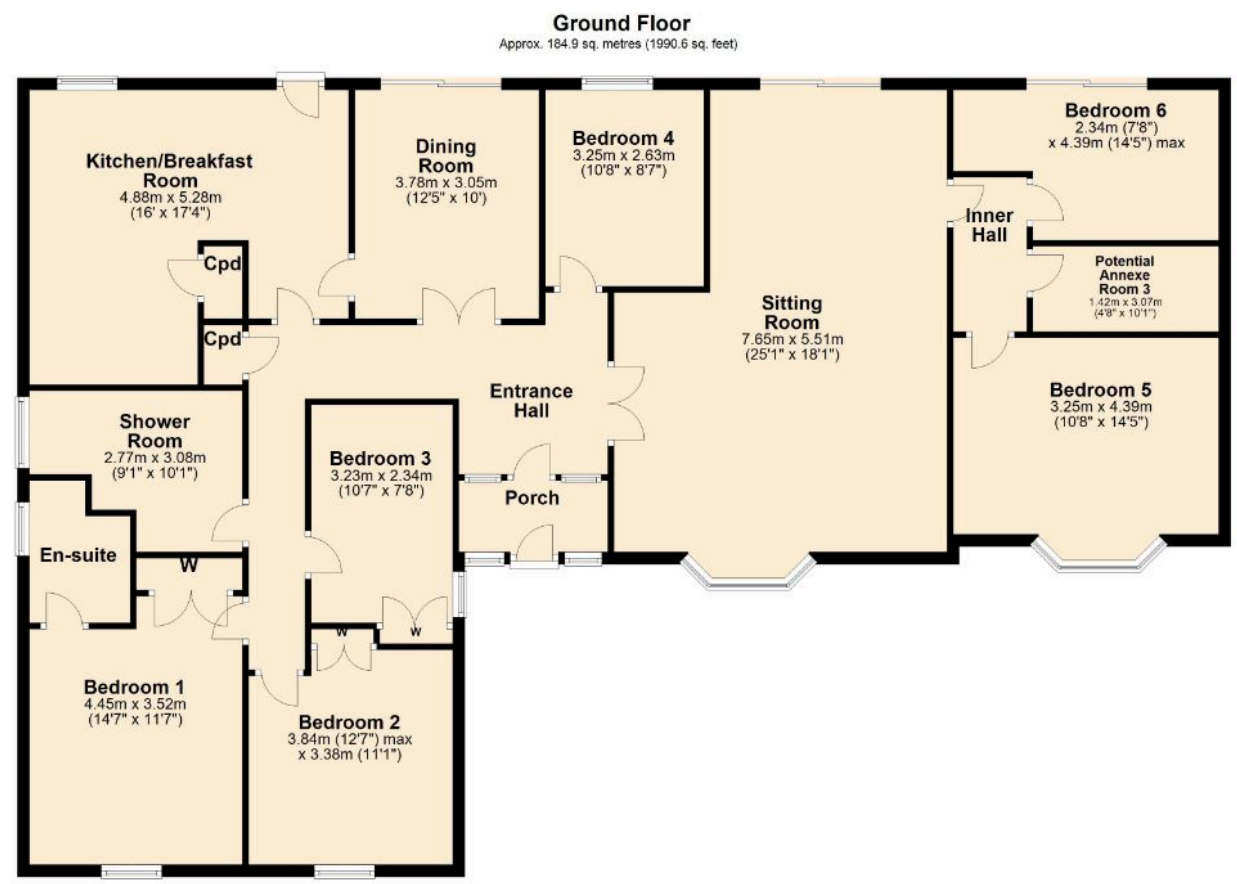
Jackson Grundy | The Village Agency
 The Corner House
 1 St Giles Square
 Northampton
 NN1 1DA

T: 01604 624900
 E: thevillageagency@jacksongrundy.co.uk
 W: jacksongrundy.com

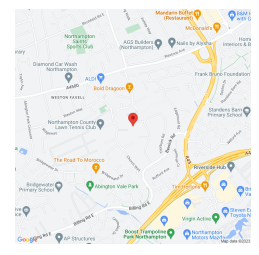
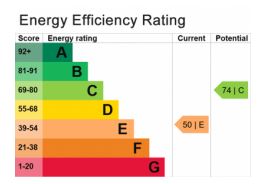


Local Area Information

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.



Total area: approx. 184.9 sq. metres (1990.6 sq. feet)



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