



Connells

Westone Avenue
Northampton



Property Description

Connells Estate Agents are delighted to present this spacious and well presented extended five bedroom home situated at the end of a cul-de-sac within the sought after location of Weston Favell.

Accommodation comprises; entrance hall, spacious lounge with bay window, extended kitchen diner with bi folding doors leading the private rear garden, utility room with access to the garage and cloakroom.

On the first floor; three double bedrooms, including a spacious master bedroom with dressing room and en suite. On this floor there is also a family bathroom.

On the second floor; two further double bedrooms.

Outside; a beautiful private rear garden. At the front there is a gated driveway with ample parking for several vehicles.

Entrance

Enter via door to the front aspect.

Cloakroom

Was hand basin and low level WC. Wall mounted radiator.

Lounge

16' 11" max x 11' 9" (5.16m max x 3.58m)
Double glazed window to the front aspect.
Television point. Wall mounted radiator.

Kitchen / Diner

20' 9" max x 13' 4" max (6.32m max x 4.06m max)

Wall and base units. Worksurfaces. Sink and drainer unit. Range cooker with hood over. Space for fridge-freezer. Integrated dishwasher. Double glazed window to the side aspect. Bi-Folding doors to the rear garden. Wall mounted radiator. Television point.

Utility Room

8' 8" max x 13' 4" max (2.64m max x 4.06m max)

Base units. Worksurfaces. Plumbing and space for washing machine. Double glazed window to the rear and side aspects. Doors leading to the garage and the garden. Wall mounted radiator.

Bedroom One

14' 4" x 13' 3" (4.37m x 4.04m)

Double glazed window to the front aspect. Wall mounted radiator. Television point.

En-Suite

Bath, shower cubicle, vanity wash hand basin and low level WC. Extractor fan. Towel rail. Double glazed window to the rear aspect.

Bedroom Two

14' 5" x 11' 10" (4.39m x 3.61m)

Double glazed window to the front aspect. Wall mounted radiator. Television point.

Bedroom Three

11' 8" x 11' 10" (3.56m x 3.61m)

Double glazed window to the rear aspect.
Wall mounted radiator. Television point.

Bedroom Four

14' 8" max x 12' 2" restricted head height
(4.47m max x 3.71m restricted head height)

Velux window to the front and rear aspect.
Eaves storage. Wall mounted radiator.

Bathroom

Bath with shower over, wash hand basin and
low level WC. Shaver point. Extractor fan.
Towel rail. Double glazed window to the rear
aspect.

Dressing Room

7' 2" x 6' 8" (2.18m x 2.03m)

Double glazed window to the side aspect.
Hanging rails.

Bedroom Five

13' 5" x 12' 2" (4.09m x 3.71m)

Double glazed window to the side aspect.
Eaves storage. Wall mounted radiator.

Outside

Rear Garden

Laid to lawn. Decked seating area. Mature
shrubs to boarder.

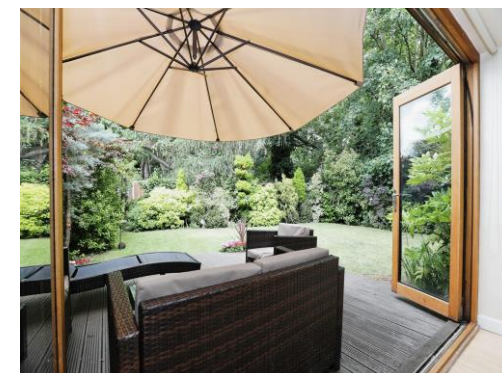
Front Garden

Gated driveway providing off road parking.

Garage

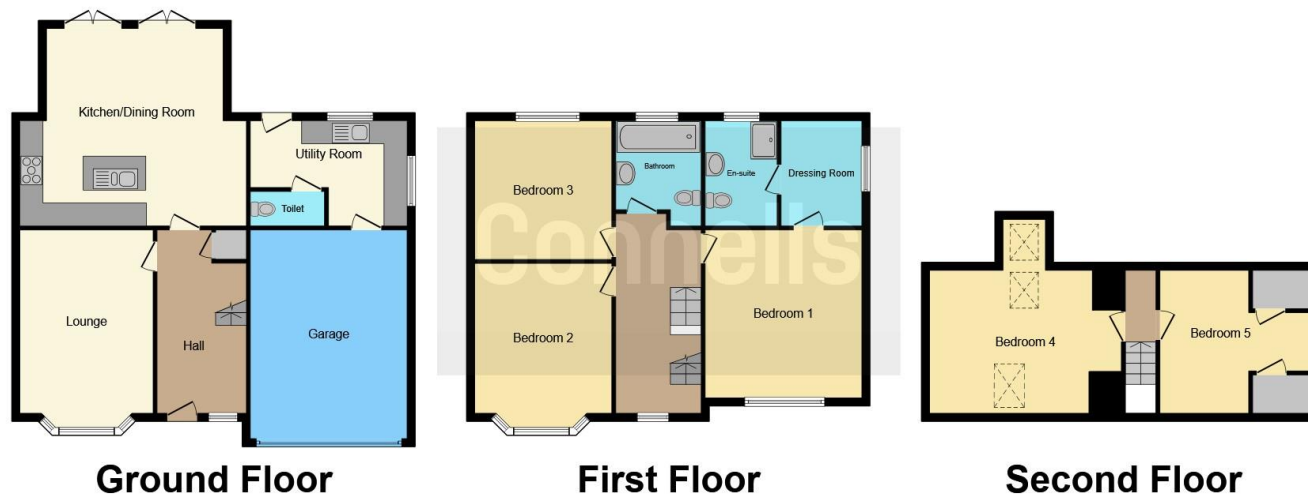
13' 5" x 17' 7" (4.09m x 5.36m)

Electric door. Power and electric.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

Tenure: Freehold

view this property online [connells.co.uk/Property/NHT411795](https://www.connells.co.uk/Property/NHT411795)



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