



Connells

Central Avenue
Northampton



Property Description

Connells are delighted to offer for sale this superb extended and detached family home in the sought after residential location of Whitehills. The property offers a large living room and superb open plan kitchen / dining / family room along with a breakfast area with bi-folding doors leading out to the rear garden. To the first floor there are three bedrooms and a refitted bathroom as well as a separate cloakroom. Outside there is off road parking to the front and a lawned Westerly facing garden to the rear. Viewing is highly advised to fully appreciate.

Entrance Hall

Composite door to the front elevation, and further doors leading off to the living room and open plan kitchen/dining room. Wall mounted radiator, UPVC double glazed window to the side elevation and stairs rising to the first floor landing.

Living Room

15' 9" x 11' 10" (4.80m x 3.61m)

UPVC double glazed bay window to the front elevation. Feature fireplace with wood burning stove and wall mounted radiator.

Breakfast Area

9' 5" x 7' 9" (2.87m x 2.36m)

Two seater breakfast bar and range of fitted kitchen units. Two built in ovens, microwave

oven and plate warming drawer. UPVC double door to the side elevation and open to kitchen/dining area.

Open Plan Kitchen/ Dining Room

21' 7" x 10' 5" (6.58m x 3.17m)

Open plan kitchen/dining room fitted with a range of wall and base level units. Double bowl sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Integrated wine fridge, dishwasher and electric induction hob with extractor hood over. Plumbing for washing machine and space for tumble dryer. UPVC double glazed window to the rear elevation and UPVC double glazed Bi-folding doors which open to the garden. Wall mounted radiator and two double glazed Velux windows providing a good degree of natural light. Open to the family area.

Family Area

10' 5" x 7' 9" (3.17m x 2.36m)

Ideal as a family area or a work from home space conveniently adjoining the open plan kitchen/dining room.

First Floor Landing

Stairs rise from the entrance hall. UPVC double glazed window to the side elevation and doors leading off to three bedrooms, the family bathroom and separate cloakroom. access to the loft space which has been plasterboarded, has a reinforced floor and

lighting.

Master Bedroom

12' 5" x 10' 10" plus recess (3.78m x 3.30m plus recess)

Double sized room with UPVC double glazed window to the front elevation and wall mounted radiator

Bedroom Two

11' 8" x 11' 3" (3.56m x 3.43m)

Double sized room with UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

9' 2" x 7' 1" (2.79m x 2.16m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Modern re-fitted two piece suite comprising panelled bath with shower over and glazed shower screen, vanity wash hand basin, heated towel rail and UPVC opaque double glazed window to the rear elevation.

Cloakroom

Suite comprising low level flush w.c, splash back tiling and UPVC opaque double glazed window to the side elevation.

Outside

Side Lobby

Doors to the front and rear elevation as well as a courtesy door to the breakfast area.

Front Garden/ Parking

Block paved driveway and gravelled area proving off road parking for several cars. Shrub borders, retaining low level brick wall and access to the side covered lobby leading to the rear garden.

Rear Garden

Enclosed rear garden which is mainly laid to lawn with a paved patio area, retaining timber fencing and side access through covered side lobby leading to the front of the house.

Council Tax Band

C









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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