

Church Close, West Haddon Northampton NN6 7DY

welcome to

Church Close, West Haddon Northampton

Shipways will be conducting an open house event on this fantastic four bedroom detached home. Viewing this property is highly recommended.

Entrance Hall

Downstairs wc, radiator and cupboard space.

Lounge

13' 11" x 13' 5" (4.24m x 4.09m)

Three double glazed windows, gas fire place and radiators.

Sung Room

8' 10" x 10' (2.69m x 3.05m)

Double glazed patio doors to conservatory and radiator.

Kitchen

11' 11" x 9' (3.63m x 2.74m)

Double glazed window to rear, wall, base and drawer units, integrated oven and hob, radiator and door leading to side garden.

Utility Room

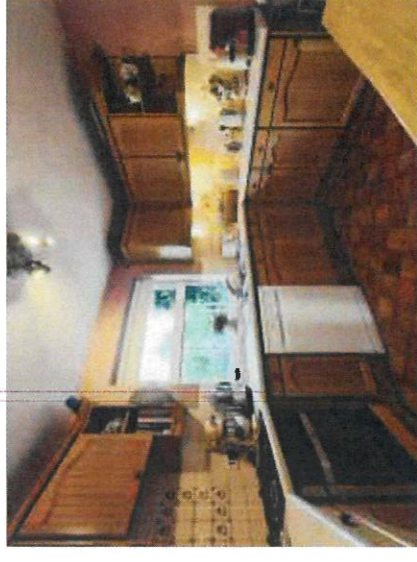
6' 10" x 4' 10" (2.08m x 1.47m)

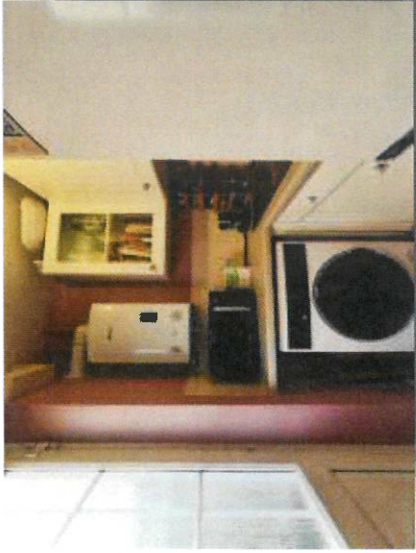
Boiler situated.

Conservatory

13' x 9' 10" (3.96m x 3.00m)

Door leading to garage.





Landing

Airing cupboard.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

Double glazed window, built-in double wardrobe and radiator.

En-Suite

Double glazed window, sink, toilet and radiator.

Bedroom Two

9' x 10' (2.74m x 3.05m)

Double glazed window, built-in wardrobe and radiator.

Bedroom Three

9' x 8' (2.74m x 2.44m)

Double glazed window, under eaves storage and radiator.

Bedroom Four

11' x 6' 10" (3.35m x 2.08m)

Double glazed window to front and radiator.

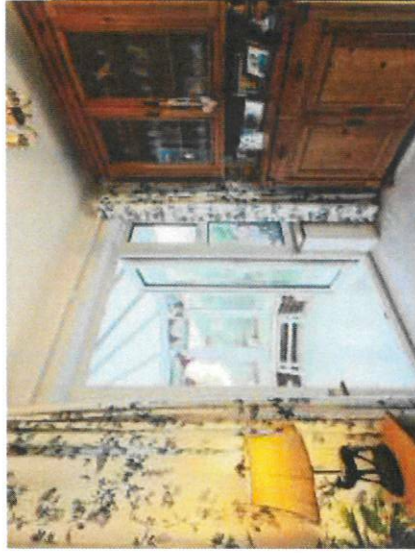
Bathroom

Double glazed window, freestanding bath, sink, toilet and radiator wall mounted.

Garage

16' 11" x 7' (5.16m x 2.13m)

Mains electricity.



[view this property online](http://shipways.co.uk/Property/RGY108810)



welcome to

Church Close, West Haddon Northampton

- Detached
- Four Bedroom
- Driveway and Garage.
- Conservatory.
- Popular residential location of West Haddon.

Tenure: Freehold EPC Rating: Awaiting

£400,000



Ground Floor



First Floor

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.

[view this property online](https://www.shipways.co.uk/Property/RGY108810) [shipways.co.uk/Property/RGY108810](https://www.shipways.co.uk/Property/RGY108810)



Property Ref:
RGY108810 - 0002



01788 574641

Rugby@shipways.co.uk

24 Regent Street, RUGBY, Warwickshire, CV21
2PY

[shipways.co.uk](https://www.shipways.co.uk)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.