



5 Church Close, West Haddon, Northampton, NN6 7DY

HOWKINS &
HARRISON

5 Church Close, West Haddon,
Northampton, NN6 7DY

Guide Price: £415,000

A well presented detached family home situated in a cul-de-sac position in the sought after and thriving village of West Haddon.

Features

- Detached family home
- Sitting room & dining room
- Kitchen/breakfast & utility area
- Conservatory & cloakroom
- Four bedrooms
- En-suite to master
- Single garage



Location

The popular village of West Haddon has a comprehensive range of local amenities which include a village store, church, playing field, three public houses and a restaurant. The village is well placed for the commuter with the M6 motorway beginning at junction 18 of the M1 and the A14 being approximately five miles from the village. Rugby Station offers frequent rail services to London and Birmingham with Rugby to London Euston taking just under 50 minutes. Additional train services are also available from Northampton and the nearby village of Long Buckby. Schooling is well served in the area with a sought after primary school within the village itself and secondary education provided at the highly regarded Guilsborough Academy.



Ground Floor

The accommodation is approached via a UPVC door, stairs rising to the first floor and a door into the cloakroom. The sitting room has a feature fireplace with mantle surround and a bay window with fitted wooden shutters to the front aspect. The dining room has wood effect flooring which continues into the conservatory that has UPVC windows and door overlooking and leading to the rear garden. The kitchen/breakfast room is fitted with a range of cream fronted cabinets, working surfaces incorporating a Bell sink unit, space for range style cooker, integrated dishwasher, understairs cupboard and a door into the utility area that has a wall mounted boiler, plumbing for washing machine, space for dryer and a door into the garden.

First Floor

There are four bedrooms and family bathroom with the master bedroom having an en-suite shower room.

Outside

The front garden is mainly lawned with established planting and driveway providing parking which leads to a single integral garage and gated wrap round pathway access to the rear garden that has a paved patio and lawned garden with mature planting.

Viewing

Strictly by prior appointment via the agents.
Tel -01604 823456.

Fixtures and Fittings

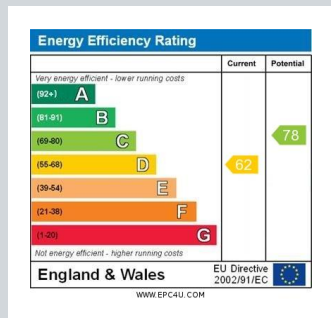
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

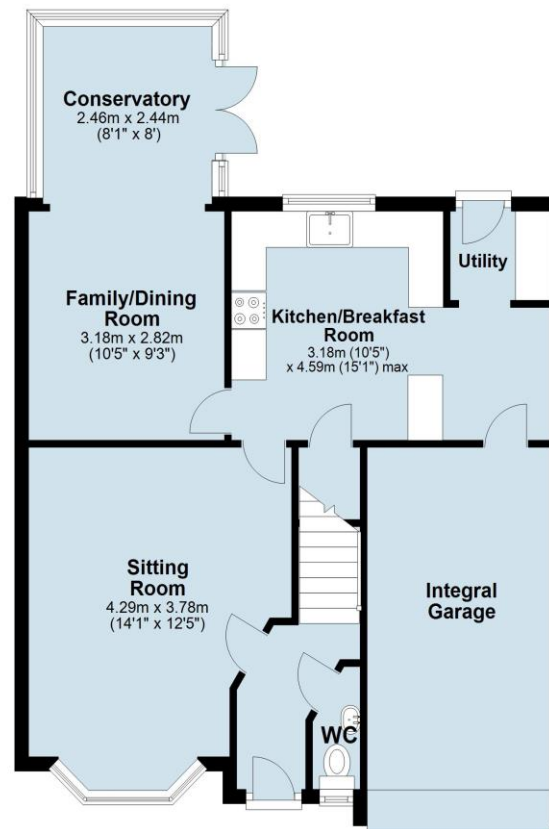
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

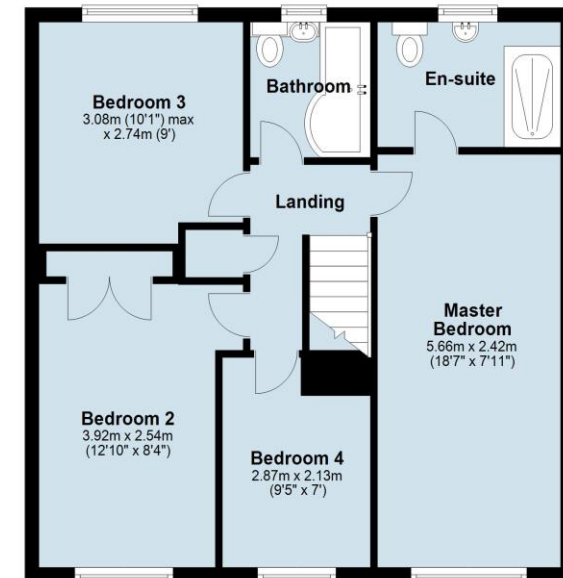
West Northamptonshire Council. Daventry Area
Tel: 0300-1267000
Council Tax Band- D



Ground Floor



First Floor



Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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