



Flauden, 11d The Avenue, Dallington, Northampton, NN5 7AJ

HOWKINS &
HARRISON

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Dallington, Northampton, NN5 7AJ

Guide Price £710,000

A wonderful opportunity to purchase an established and generously proportioned detached family home occupying delightful gardens on the desirable private road of The Avenue, offered for sale with no upward chain.

Features

- Detached family home
- Sitting room, dining room & study
- Kitchen/breakfast room
- Utility & cloakroom
- Five bedrooms & two en-suites
- Double garage
- Approx 1/3rd acre plot
- Highly Desirable location



Location

The Avenue is located approximately 1.5 miles from Northampton town centre and within walking distance of the conservation village of Dallington. Nearby Northampton station provides direct trains into London Euston with journey times of under one hour with junction 15A of the M1 around three miles away. Dallington Park & gym are situated close to the property. In addition to Northampton town centre there is further shopping in nearby Kingsthorpe and Sixfields which offers cinema, restaurants and Northampton town football stadium. Franklins Gardens, home of Northampton Saints is within walking distance as is the station and Harlestone Firs is a short drive away for attractive walks.

Outside

The front of the property has a blocked paved driveway providing parking for several vehicles with established and mature planting, access to the double garage, gated side access to a large private rear garden with a large blocked paved patio leading to well tended and mainly lawned gardens with established and mature planting offering a high degree of privacy enclosed by fencing.



Ground Floor

Upon entering the property via a covered porch, the entrance hall greets you with stairs to the first floor accommodation and doors to all principal rooms, cloakroom and adjoining cloaks cupboard. The sitting room has a feature fireplace and wood effect flooring which continues from the hall and extends into the dining room and study. The kitchen/breakfast room has a selection of wall mounted and floor standing cabinets, working surfaces incorporating a sink unit, plumbing and space for a dishwasher, gas hob and double oven, space for table and chairs with French doors onto the rear garden. The utility room has a sink, working surface, space for washing machine and dryer, door to rear garden and internal door to the garage.

First Floor

The first floor landing serves five bedrooms, the master bedroom has built in wardrobes and a four piece en-suite bathroom suite, whilst the guest bedroom also enjoys an en-suite shower room, there is also a further family shower room.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. 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

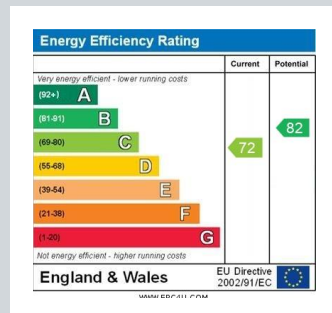
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- G



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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.