



4 Queenswood Avenue, Boothville, Northampton, NN3 6JU

HOWKINS &
HARRISON

4 Queenswood Avenue, Boothville,
Northampton, NN3 6JU

OFFERS IN EXCESS OF £350,000

A TRADITIONAL 1950'S SEMI DETACHED
HOUSE WITH AN IMMACULATE AND
WELL APPOINTED INTERIOR, WHICH
HAS BEEN TASTEFULLY ALTERED AND
UPGRADED OVER THE LAST 20 YEARS
AND NOW OFFERS A WONDERFUL
STYLISH FAMILY HOME.

FEATURES

- SUPERBLY PRESENTED SEMI DETACHED HOUSE
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM WITH ISLAND
- THREE BEDROOMS
- REFITTED BATHROOM SUITE
- DOUBLE GARAGE & WORKSHOP
- SOUTH FACING REAR GARDEN



Location

Boothville is situated approximately three miles east of Northampton town centre with local amenities close by both Weston Favell Shopping Centre and Riverside Retail Park are also nearby. There is a local bus service to Northampton town centre where further shopping facilities can be found. Local schooling includes Boothville Primary School, St Gregory's Primary School, and Thomas Becket Catholic School.

Outside

The front of the property is screened by established privet hedging enclosing the artificial grass either side of the tiled pathway to the front door, gated side access leads into the rear garden which enjoys a private south facing aspect with a tiled patio and further artificial grass, a well stocked planted border enclosed by picket fencing and further paved seating area at the foot of the garden to enjoy the evening sun.

The double garage has an up and over door and separate workshop served by a rear service road.



Ground Floor

The accommodation is entered through UPVC doors into the porch, the hall has stairs that rise to the first floor accommodation, understairs cupboard, feature wall panelling and modern flooring which continues throughout the ground floor. The attractive sitting room has handcrafted cupboards and shelving to one side of the chimney which would accommodate a burner if desired. An impressive kitchen/breakfast room boasts a selection of cream facing cabinets, butchers block working surfaces incorporating an enamel deep sink, oven, ceramic hob, dishwasher and fridge/freezer with space for washing machine, feature exposed brick wall, concealed "ideal" combi boiler and bi-fold doors onto the rear garden.

First Floor

The first floor accommodation has three bedrooms with one of them having handcrafted wardrobes to one wall, a stylish and refitted bathroom suite comes with a bath with shower over, vanity wash hand basin, WC and geometric modern floor tiles.

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.

Agents Notes

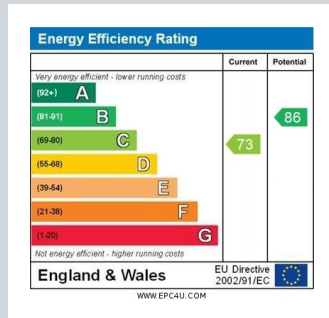
The owner of the property is an employee of Howkins & Harrison.

Local Authority

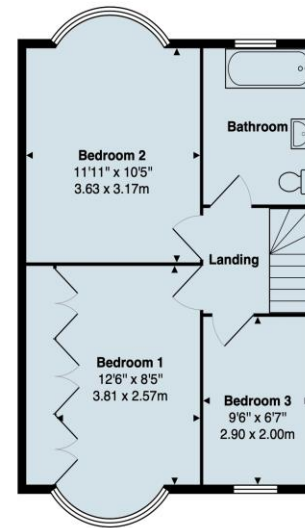
West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- C

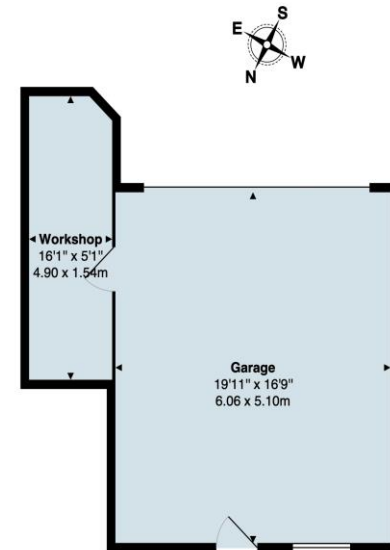


Ground Floor
Area: 447 ft² ... 41.5 m²



1st Floor
Area: 447 ft² ... 41.5 m²

Total Area: 893 ft² ... 83.0 m² (excluding garage, workshop)
All measurements are approximate and for display purposes only



Howkins & Harrison

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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.