



4 Queenswood Avenue, Boothville, Northampton, NN3 6JU

HOWKINS &  
HARRISON

4 Queenswood Avenue, Boothville,  
Northampton, NN3 6JU

Offers in excess of £310,000

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

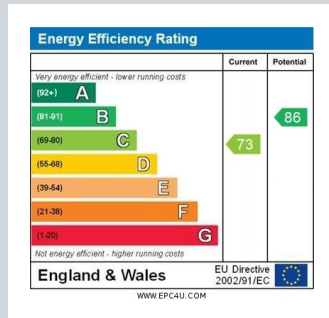
The owner of the property is an employee of Howkins & Harrison.

## Local Authority

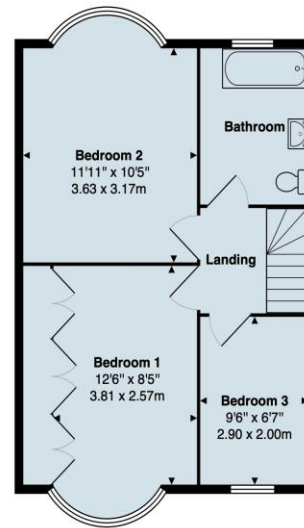
West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- C

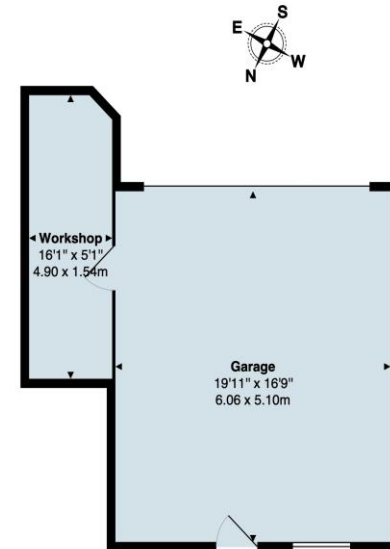


Ground Floor  
Area: 447 ft<sup>2</sup> ... 41.5 m<sup>2</sup>



1st Floor  
Area: 447 ft<sup>2</sup> ... 41.5 m<sup>2</sup>

Total Area: 893 ft<sup>2</sup> ... 83.0 m<sup>2</sup> (excluding garage, workshop)  
All measurements are approximate and for display purposes only



## Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456

Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

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