



2 Goodman Close, West Haddon, Northamptonshire, NN6 7DB

HOWKINS &  
HARRISON

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West Haddon,  
Northamptonshire, NN6 7DB

Guide Price: £365,000

This well presented three bedroom detached home, built by Messrs Davidsons Homes just six years ago, benefits from four years remaining of an NHBC warranty. Located in the highly regarded Northamptonshire village of West Haddon, the property further benefits from a single garage and off-road vehicular parking.

### Features

- Sought after village location
- Corner plot
- Kitchen/diner
- Three bedrooms
- Master with en-suite
- Combination gas boiler
- Enclosed rear garden
- Off-road tandem parking
- 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 primary school within the village itself and secondary education provided at the highly regarded Guilsborough Academy. Further schooling is available in Rugby, where there is a good selection of state funded and independent primary and secondary schooling, including Lawrence Sheriff and Rugby High School for Girls, along with the world-renowned Rugby School. Both Lawrence Sheriff and Rugby High School for Girls are within catchment and a private bus service operates through the village.

## Ground Floor

From under a covered storm canopy the property opens into the entrance hall, with tiled flooring, stairs rising to the first floor and doors leading to the ground floor accommodation

along with the downstairs cloakroom, which is fitted with a pedestal wash hand basin and a low-level flush WC. There is a continuation of the tiled flooring through to the kitchen/diner which has ample space for a dining table and chairs and is fitted with a range of high gloss base and eye level units, with complementary work surfaces over. Fitted appliances include an electric oven, built-in microwave and a four ring electric hob with extractor over, with integrated appliances to include a dishwasher and a fridge/freezer. There are dual aspect windows to the front and side elevations, which flood the room with natural light, and patio doors which lead out to the rear garden. A door provides access to the utility room, with fitted worktop and space with plumbing for a washing machine and tumble dryer. There is a useful understairs storage cupboard and a door providing access to the outside driveway. The generously sized sitting room has an attractive bay window to the side aspect



and window to the front. This light and airy room is fitted with wood effect flooring.

## First Floor

The first floor landing, fitted with wood effect flooring, has doors leading to the bedrooms, family bathroom and useful airing cupboard. The wood effect flooring continues through to all three bedrooms. The spacious master bedroom overlooks the rear garden and benefits from fitted wardrobes and its own en-suite shower room, which comprises of a low-level flush WC, heated towel ladder, pedestal wash hand basin with vanity unit beneath and a double shower enclosure. There is tiling to the floor and attractive complementary tiling to the water sensitive areas. There are two further double bedrooms. The family bathroom is fitted with a modern white suite comprising of a low-level flush WC,

chrome heated towel ladder, pedestal wash hand basin and panelled bath with glass shower screen and shower over, with contemporary tiling to the walls and floor.

## Outside

The property is situated on the corner of Goodman Close and Eaglestone Drive. To the front of the property is an area laid to lawn, enclosed by low level hedging, with a paved pathway leading to the front door. A driveway to the rear of the property offers tandem parking for numerous vehicles and provides access to the single garage. To the side of the driveway a pedestrian gate leads to the rear garden, which is fully enclosed by an attractive brick wall. The garden is mainly laid to lawn with a patio area providing an ideal space for alfresco dining and outdoor entertaining.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

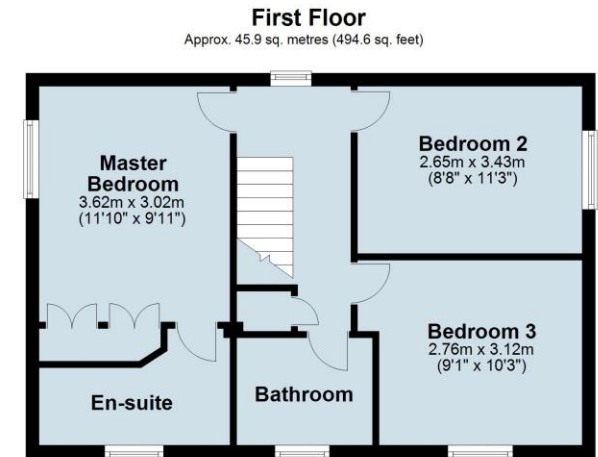
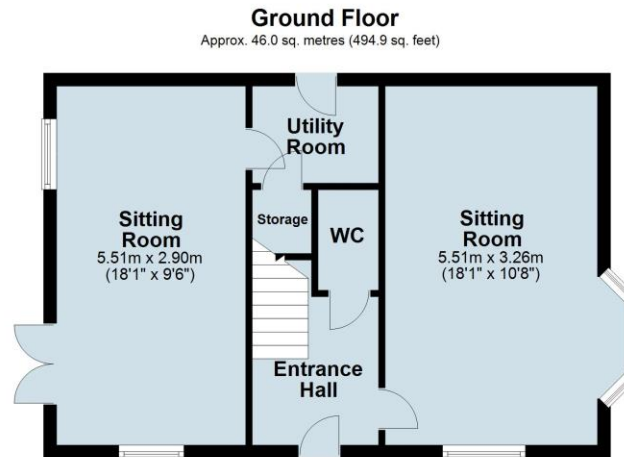
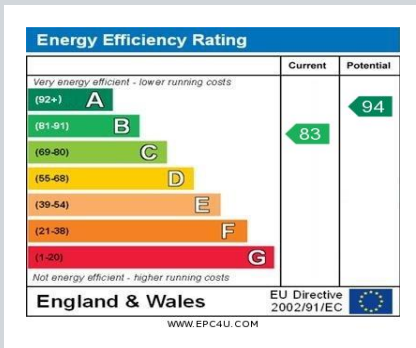
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – D.



Total area: approx. 91.9 sq. metres (989.5 sq. feet)

## Howkins & Harrison

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