



**Claystones, Northampton NN4 9UY**

**welcome to**

**Claystones, Northampton**

A beautifully presented extended detached four double bedroom property situated on a Corner Plot within the sought after area of West Hunsbury.



### **Entrance Porch**

Homann double part obscure glazed door to front aspect, light

### **Entrance Hall**

Single glazed door, understairs cupboard, tiled flooring, alarm panel, doors leading to cloakroom and kitchen/diner, glazed door to lounge, dog legged staircase leading to first floor landing.

### **Cloakroom**

7' 8" x 3' 1" ( 2.34m x 0.94m )

Double obscure glazed window to front aspect, wash hand basin with vanity unit, low level WC, part tiled walls, tiled flooring, extractor fan, heated towel rail,

### **Lounge**

21' 5" x 11' 5" ( 6.53m x 3.48m )

Double glazed windows to front and side aspect, Danish Kahrs wood flooring, Clear View multi fuel stove with surround and mantle over and tiled hearth, wall lights, two radiators, double doors to dining room.

### **Dining Room**

11' 8" x 11' 7" ( 3.56m x 3.53m )

Double glazed window to side aspect, two double glazed velux windows , laminate flooring, wall lights, radiator, door to kitchen/diner.

### **Kitchen/Diner**

23' 7" max x 19' 4" max ( 7.19m max x 5.89m max )

Fitted kitchen with extensive wall and base units with worksurfaces., three double glazed windows to side aspect, double glazed French doors to garden, one and half bowl sink and drainer with mixer tap, built in dishwasher, larder fridge, two eye level Neff electric ovens, induction electric hob, tiled flooring, wine rack, breakfast bar, two radiators, USB chargers, door to utility room , opening to conservatory.

### **Utility Room**

12' 5" max x 7' 8" max ( 3.78m max x 2.34m max )

L SHAPED extensive wall and base units with worksurfaces, 1 and half's bowl sink/drainers, storage

cupboards, plumbing for washing machine, Double glazed window to front aspect, double obscure glazed window to rear aspect, tiling, two USB charger central heating and hot water boiler. double part obscure glazed door to garden.

### **Conservatory**

17' 4" x 13' 5" ( 5.28m x 4.09m )

Part brick and UPVC, double glazed windows to rear and side aspects, wall lights, solid roof, tiled flooring, radiator, double glazed French doors to garden.

### **First Floor Landing**

Dog legged staircase from entrance hall, double obscure glazed window to front aspect, loft access with loft ladder. doors leading to bedrooms and family bathroom.

### **Bedroom One**

18' 9" max x 9' 3" ( 5.71m max x 2.82m )

Double glazed window to side aspect, fitted wardrobe, wood effect flooring, radiator, opening into dressing area.

### **Dressing Area**

6' 3" up to wardrobes x 6' 11" ( 1.91m up to wardrobes x 2.11m )

Range of fitted wardrobes. door to:

### **Ensuite**

10' 5" x 5' 2" ( 3.17m x 1.57m )

Double glazed window to rear aspect, wash hand basin, low level WC, walkin double shower cubicle with rain water shower head and additional shower head. extractor fan, tiled flooring, heated towel rail, part tiling.

### **Bedroom Two**

10' 5" up to wardorbes x 11' 9" ( 3.17m up to wardorbes x 3.58m )

Double glazed window to rear aspect, fitted wardrobes, wood effect flooring, radiator, door to ensuite.

### **Ensuite**

9' 1" x 4' 9" min ( 2.77m x 1.45m min )

Two double obscure glazed windows to rear and side aspect, wall in double shower cubicle with walkin shower cubicle with rain water shower head and additional shower head, wash hand basin with vanity unit, low level WC, extractor fan, heated towel rail, shover point, part tiled walls and tiled flooring.

### **Bedroom Three**

12' 2" x 8' 8" plus door access ( 3.71m x 2.64m plus door access )

Double glazed window to side aspect, wood effect flooring, radiator.

### **Bedroom Four**

9' 6" min x 9' 2" ( 2.90m min x 2.79m )

Double glazed window to front aspect, built in wardrobes, laminate flooring, radiator.

### **Bathroom**

9' 1" x 7' 11" ( 2.77m x 2.41m )

Double glazed obscure window to side aspect, claw foot bath with mixer taps, low level WC, wash hand basin, walkin double shower cubicle with rain water shower head and additional shower head extractor fan, shaver point, heated towel rail, part tiling walls and tiled flooring.

### **Front Garden**

Part fenced enclosed with parking for numerous vehicels, leading to double garden, slate chipping borders, outside taps,

### **Rear Garden**

Fully enclosed with fencing with side double gated access, extensive paved patio area, vegetable garden, outside tap, laid to lawn with well stocked borders and beds with aaray of mature shrubs, pound with barked beds.

### **Garage**

18' 4" x 19' 3" ( 5.59m x 5.87m )

Power, light, hormann two electric roller doors. eaves storage.



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welcome to

## Claystones, Northampton

- Beautifully presented detached two storey extended four double bedroom property
- Corner Plot with landscaped gardens to front, side and rear
- Two reception rooms with open plan kitchen leading into conservatory and utility room
- Two ensuites and four piece family bathroom
- Magnetic built in blinds and Heat Recovery System

Tenure: Freehold EPC Rating: Awaited

**£675,000**



Please note the marker reflects the postcode not the actual property

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