



5 FIENESGATE

WEST HUNSBURY, NORTHAMPTON, NN4 9XQ

Joel Beardsmore

The Northampton Prestige Property Expert



5 FIENESGATE

Offers Over £600,000

Joel Beardsmore & Partners are delighted to welcome to the market this stunning 4/5 Bedroom family home in the heart of West Hunsbury Parish.



*To see video, legal pack and
more information scan QR code*



The contemporary kitchen has wall and base level fitted units with integrated dishwasher, microwave, double oven, six ring gas hob and is finished with a white granite worktop.

Property at a glance

Detached Family Home

4/5 Bedrooms

2 Bathrooms

Double Garage

Driveway for multiple vehicles

Expansive South Facing Garden

Study/Dining Room

Utility Room

Ensuite to Master Bedroom

EPC Rating – C





Park

SPACIOUS, BEAUTIFUL and PRIVATE. Located only a short walk from the picturesque Ladybridge Park & West Hunsbury Country Park is this wonderful detached family home. The property has 4/5 bedrooms, ensuite to the master, family bathroom and a possible bedroom on the ground floor currently used as a study.

This beautifully decorated bathroom comprises of a double ended bath with shower over, combination vanity unit with washbasin and low level w/c, wall mounted vanity mirror, electric shaver point, tiled splashback surround and heated towel rail radiator.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

Ground Floor

There is a spacious lounge comprising of an uPVC bay window to the front elevation and uPVC French doors to the rear garden. There is also a modern live flame gas fire with marble fireplace.

First Floor

From the stunning central staircase there is a balconied landing and access to the bedrooms. With 4 bedrooms, ensuite to the master bedroom and family bathroom, it is safe to say the accommodation is generous enough for even the largest of families.

Outside

The property has fantastic outdoor space. The driveway offers parking for multiple vehicles and leads to a generous double garage, which can comfortably fit two cars. Beyond the garage is the expansive and private south facing rear garden which has been beautifully landscaped with a central focus on outdoor dining and entertaining area, complete with built in lighting for the evenings. The garden spans the entire length of the property and wraps around the end of the house.



The Seller's View

“This has been our family home for nearly 35 years, we have a large family and watching the children grow up here has been the most amazing experience, they have all grown up and flown the nest so its time for someone else to love this house as much as we have”

“Christmas Time the house really comes in to its own, we have always had a huge Christmas tree in the lounge and with the open fire lit it just felt amazing”

“over the years we have had a number of celebrations and parties in the gardens, the children have had their own adventure playground, whilst being in the safety of their own home, its been fantastic.”



The
Kitchen”

“Our favorite room –

Directions

Heading North on the M1 motorway take junction 15a, take the A43 exit to Oxford, at the roundabout, take the 1st exit and stay on A43, at the roundabout, take the 2nd exit onto A5123 at the roundabout, take the 3rd exit onto Danes Camp Way/Ring Rd/A5076 at the roundabout, take the 4th exit onto Hunsbury Hill Rd, Go through 1 roundabout at the roundabout, take the 2nd exit onto Hunslet Ln, Turn left onto Ladybridge Dr, Turn right onto Crownsmead, Turn left onto Fienesgate, Destination will be on the left.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

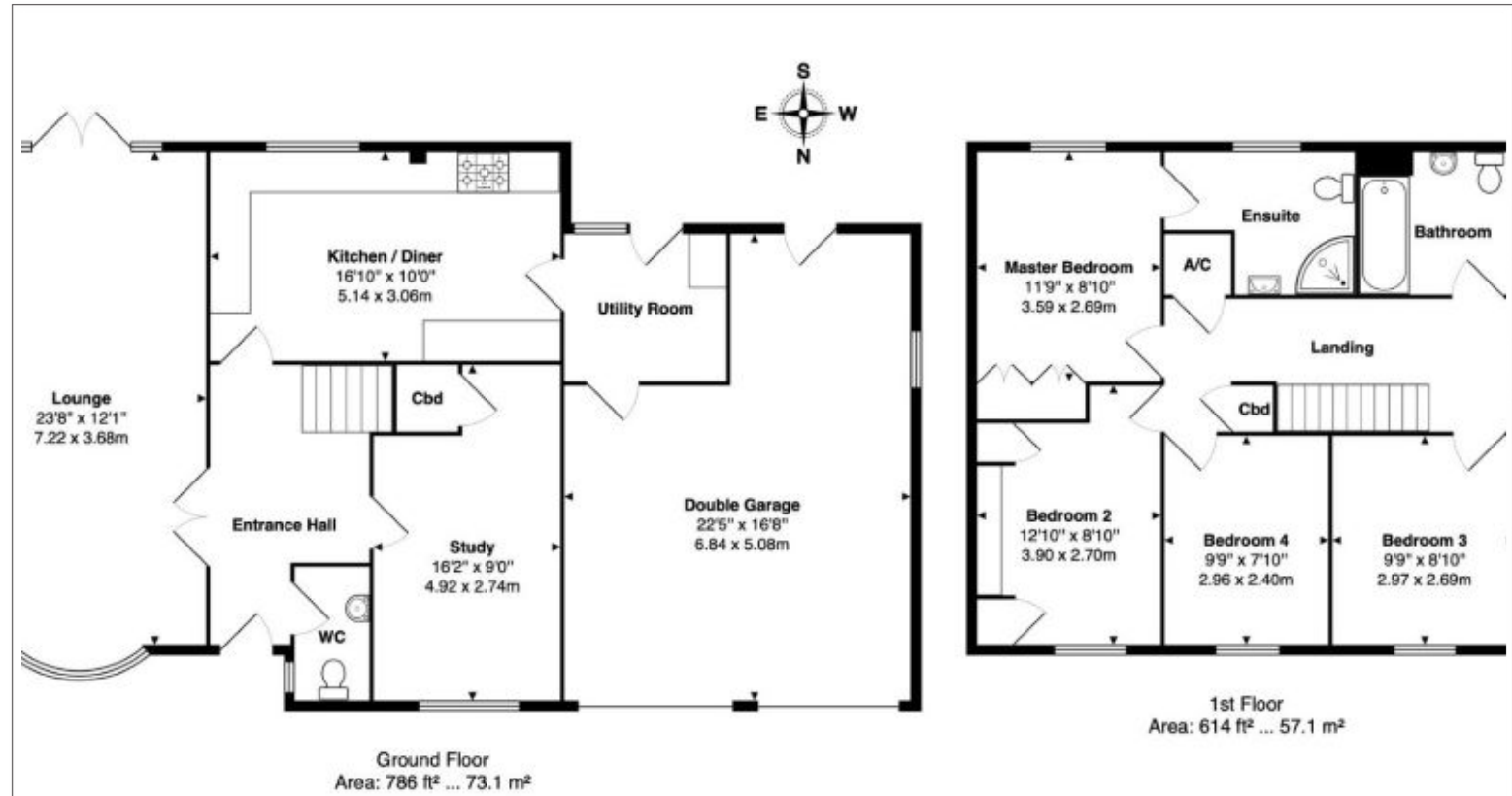
West Northamptonshire Council
The Guildhall
St Giles Street
Northampton
NN1 1DE
www.westnorthants.gov.uk/
Tel 0300 126 7000
Tax band - E

Viewing Arrangements

Viewing strictly by appointment with sole agent
Joel Beardmore 07989 715168
joel@thepropertyexperts.co.uk

Amenties/Distances

Town Centre 2.9 miles
Primary Schools 1.9 miles
Train Station 2.9 miles
Motorway links 2.1 miles
Airport 39.2 miles
Nearest Towns 2.9 miles
Bus Station 2.9 miles
University 3.7 miles
Hospital 3.8 miles

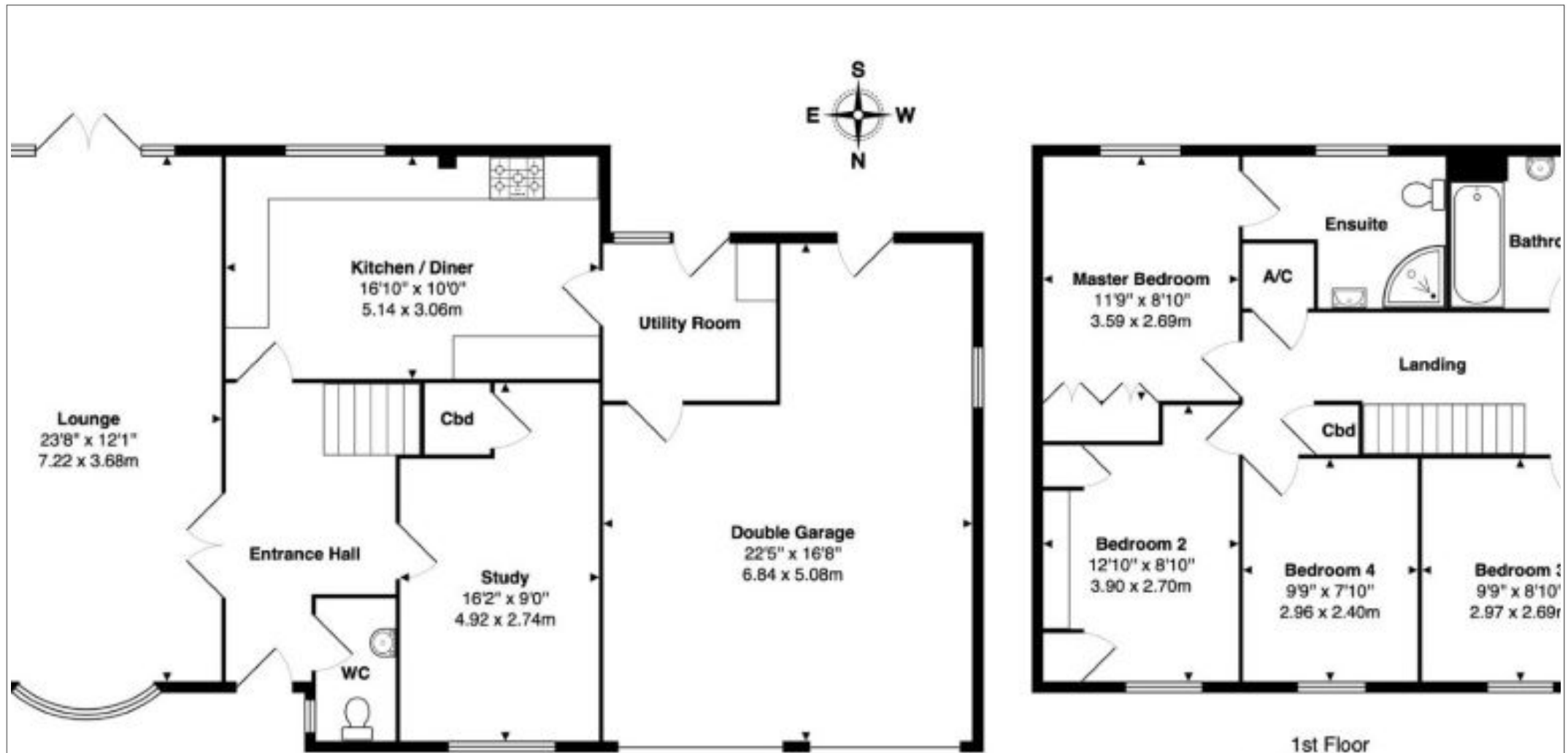


Total Area: 1401 ft² ... 130.1 m² (excluding double garage)
All measurements are approximate and for display purposes only

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Very energy efficient - lower running costs		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		



Ground Floor
Area: 786 ft² ... 73.1 m²

1st Floor
Area: 614 ft² ... 57.1 m²

Total Area: 1401 ft² ... 130.1 m² (excluding double garage)
All measurements are approximate and for display purposes only

About the Area

Northampton

Northampton is a traditional market town, home to one of the oldest and largest market squares in the country. Alongside high street names, a vibrant mix of independent shops, boutiques, cafes and bars can be found in and around the town, along with acres of award-winning parks and a state-of-the-art university campus, in a pleasant waterside setting.

Acclaimed theatres, independent cinemas, museums and galleries form a growing cultural offer, which includes the newly refurbished and extended Northampton Museum and Art Gallery, where visitors can discover Northampton's internationally important shoe collection.

Renowned as England's most prominent shoemaking town, Northampton has a rich footwear heritage, with a number of high-end, traditional brands still producing shoes and boots in their original factories.

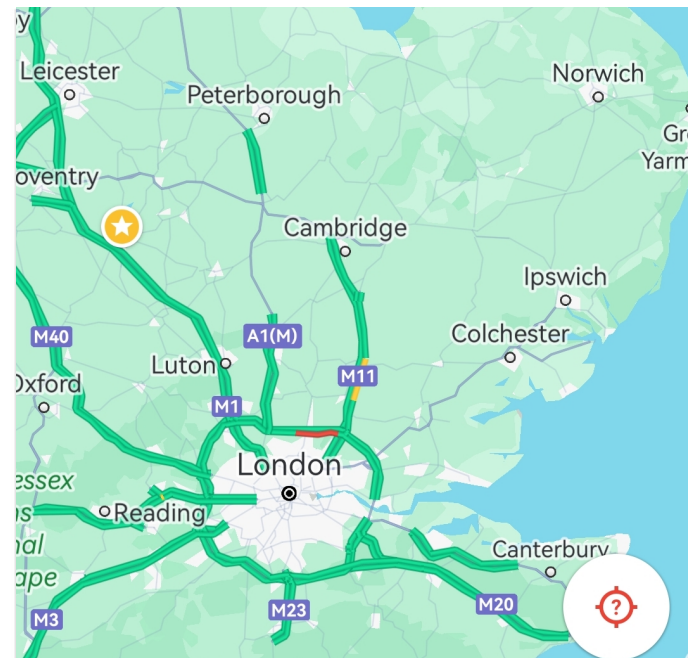
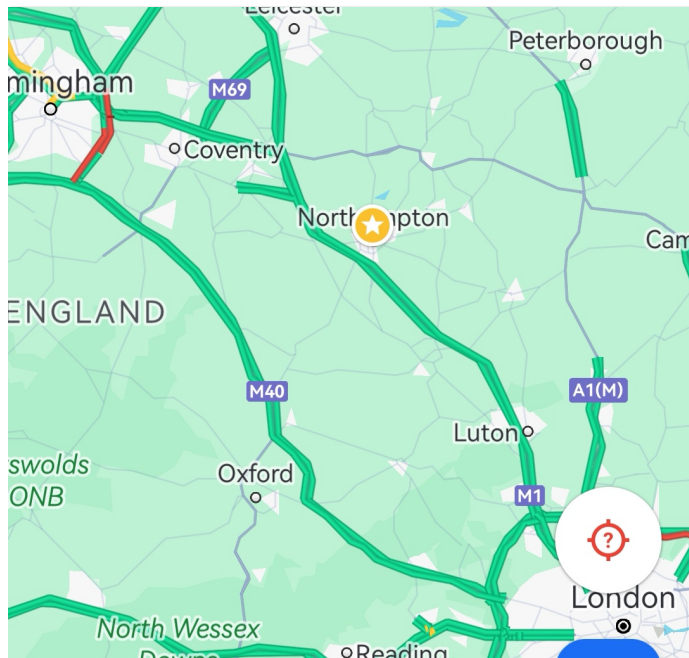
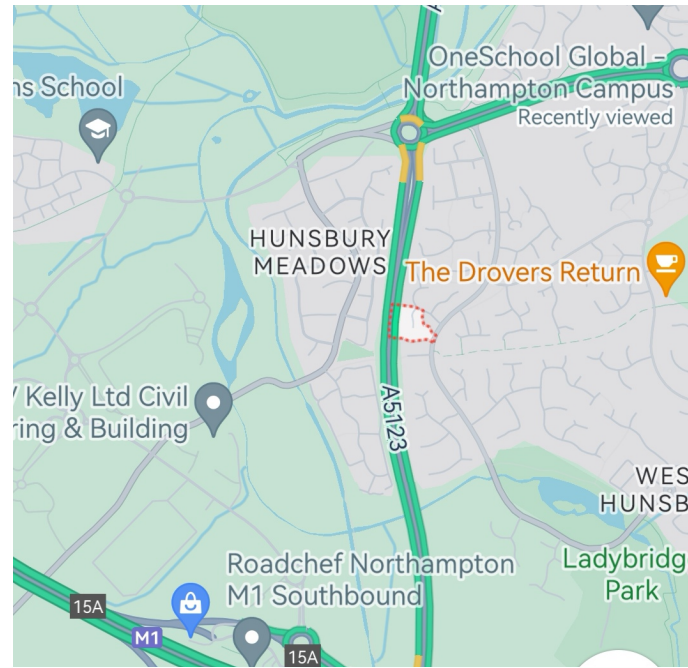


Northamptonshire

Get away from it all, unwind, relax and experience the traditional qualities of rural England in Northamptonshire, in the heart of the United Kingdom. Take a gentle stroll around charming villages with thatch and stone cottages and welcoming inns. Wander around stately homes, discovering art treasures and glorious gardens and explore historic market towns in search of fine footwear, antiques and curiosities. Northamptonshire is known as 'The Rose of The Shires' and the 'County of Squires and Spires'.



Plot Size: 0.35 Acres 1,415.00 sq.m



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The Northampton Prestige Property Expert

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

Everyone has heard a horror story about moving house and everyone has heard a horror story about a terrible estate agent. Joel Beardsmore is categorically not one of these, and our story, although it wasn't as straight forward as we may have hoped was the near perfect move. This was largely down to Joel and the tireless work he put in chasing down solicitors, other agents and missing paperwork. I always felt that Joel was focused on getting the right sale price for my property rather than chasing a quick sale for his own commission.

Joel is absolutely brilliant and works incredibly hard for his clients to reassure and inform at every step of the way. With moving it is often easy to feel out of the loop or uninformed - Joel really worked hard to ensure that this was never the case during our move. He was always available on the phone to chat to and to offer reassurance built on a foundation of in depth knowledge of the housing market and the process of moving house.

I cannot recommend him highly enough as an estate agent.

You will not regret instructing him.



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