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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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29 Tiverton Avenue, Northampton, Northamptonshire, NN2 8LY

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A very well maintained individually designed, four bedroom detached property situated on a lovely 0.27 acre plot in a quiet sought after cul-de-sac on the border of Boughton. This accommodation comprises: entrance porch, entrance hall, cloakroom, study, lounge with vaulted ceiling, dining room, re-fitted kitchen/breakfast room, conservatory and utility room. To the first floor are four bedrooms with en-suite to the master and family bathroom. Outside is a large front garden with a gravel driveway giving off-road parking for several vehicles and leads to the detached double garage. The well cultivated rear garden is mainly laid to lawn and enjoy a sunny aspect and a high degree of privacy.

Price £585,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

11'4 x 4'4
Enter via wooden double glazed leaded French doors, windows to side and tiled flooring. Door to:

ENTRANCE HALL

7'7 x 4'4
Enter via hardwood front door with obscure glass window to side and radiator. Door to:

CLOAKROOM

8'7 x 4'4
Comprises: WC, wash hand basin, radiator, wooden double glazed window to side with obscure glass, tile splashbacks and coat hangers.

STUDY

8'4 x 7'3
Wooden double glazed leaded window to front and radiator.

DINING ROOM

13'2 x 10'6
Enter through double doors from entrance hall, radiator, wooden double glazed leaded windows to rear and double doors opening on to:



LOUNGE

15'5 x 12'6
Wooden double glazed window to front, wooden double glazed patio doors to rear garden, vaulted ceiling and double radiator. Bells Multi-Fuel Inset log burner, tiled hearth and surround, wood mantel and wall lights.

KITCHEN/BREAKFAST ROOM

24'5 x 14'6
Re-fitted range of base level units, oak worktops and splashbacks. Stainless steel sink and drainer with chrome mixer taps, Smeg oven with six-ring gas hob in recess and extractor. Recess for fridge/freezer, built-in dishwasher, three wooden double glazed windows to the side. The breakfast area has space for a table, stairs to first floor, radiator and wooden double glazed patio doors to conservatory.



KITCHEN AREA



BREAKFAST AREA



CONSERVATORY

11'3 x 9'7
Wooden double glazed conservatory with French doors to rear garden, wood flooring and wall light.



UTILITY ROOM

7'2 x 5'2
Re-fitted range of base and eye level units, oak worktop and tile splashbacks. Stainless steel sink and drainer with chrome mixer tap, plumbing for washing machine, radiator and door to side.

FIRST FLOOR

LANDING

9'6 x 5'2
Loft access and doors to:

BEDROOM ONE

17'5 x 10'7
Built-in triple wardrobes, radiator, wooden double glazed window to front and side and shelving. Door to:



EN-SUITE

6'4 x 4'7
Re-fitted suite comprising of WC, wash hand basin, corner shower cubicle with glass screen and Mira shower. It is fully tiled, has an extractor, shaver point and radiator,

BEDROOM TWO

10'4 x 10'2
Wooden double glazed window to rear and radiator.



BEDROOM THREE

11'0 x 7'9
Double built-in mirrored wardrobe, radiator and wooden double glazed window to rear.



BEDROOM FOUR

10'3 x 8'0
Wooden double glazed window to front and radiator.

BATHROOM

8'0 x 7'8
Comprises: WC, wash hand basin and vanity unit with storage below, 'P' shaped bath with glass screen and shower, towel radiator and shaving points. It is fully tiled with an airing cupboard housing the hot water tank and wooden double glazed window to side with obscure glass.



OUTSIDE

FRONT GARDEN

Large front garden, gravel in and out driveway giving off-road parking for several vehicles and leading to the double garage. It is mainly laid to lawn with flower shrub borders and mature bushes and trees. Outside lighting and secure gated access to the side from front to rear.

DOUBLE GARAGE

Two wooden up and over doors, gas floor mounted boiler, workshop area, power and lighting. Loft access with pull-down ladder which is fully boarded, three wooden double glazed windows to front and rear.

REAR GARDEN

The very well stocked and cultivated rear garden has a patio area and pathway, two gravel seating beds, many mature bushes and trees with flower shrub borders. Potting shed to the side of the property. The remainder of the large rear garden is laid to lawn, enclosed by wood panel fencing, outside lighting and enjoys a sunny aspect and high degree of privacy.



LOCAL AMENITIES

The centre of Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, a selection of Public Houses and a Restaurant along with various other retail outlets. There is a bus service from the Welford Road to and from Northampton town centre. Local schools include Kingsthorpe Village Primary School, Boughton Primary School, Kingsthorpe Grove Primary School and All Saints CEVA Primary School in Boughton Green Road. Secondary education is available at Kingsthorpe Community College also on Boughton Green Road.

SERVICES

Gas, water and electrics are connected.



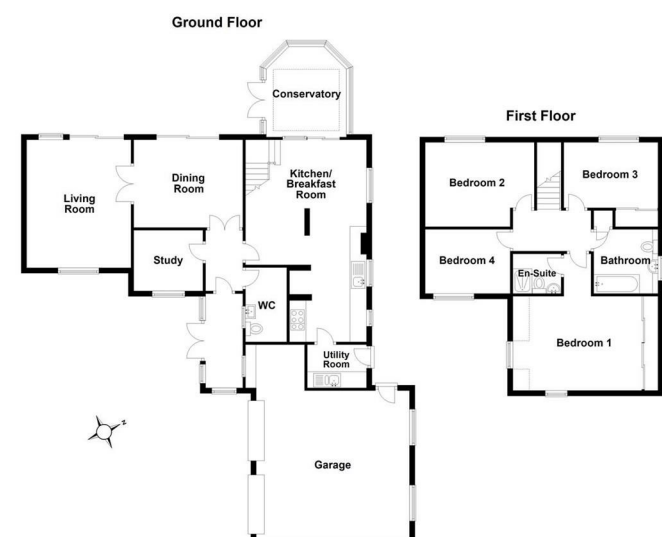
COUNCIL TAX

Council Tax band F.

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HOW TO GET THERE

From Northampton town centre proceed in a Northerly direction along the 4508 towards Kingsthorpe. Upon approaching Kingsthorpe centre stay in the right-hand lane and continue along the Harborough road towards Whitehills. Upon approaching Whitehills post office and pub, take a right-hand turning into Linton Avenue, proceed to the end and take a left into Tiverton Avenue. Continue down the hill where the property can be found on the right-hand side.



For illustration purposes only - not to scale