



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



2 Watermill Way, Collingtree Park, Northampton, NN4 0AD

# 2 Watermill Way, Collingtree Park, Northampton, NN4 0AD

A stone built five bedroom detached family home built by Messrs' Bovis Homes to a high specification within the Collingtree Park area of town next to the Collingtree golf course. The property is in a prominent position, set back from the road, behind a stone wall. The main feature of the property is the 29' kitchen/dining/family room across the back of the property with bi-folding doors onto the rear garden. The accommodation comprises; entrance hall, cloakroom, sitting room, study, kitchen/dining/family room with built-in Bosch appliances and utility room on the ground floor. On the first floor is bedroom one with en-suite, guest bedroom two with en-suite, three further bedrooms and a family bathroom. Outside there is a South Westerly facing rear garden and a driveway for several cars leading to a detached double garage.

## Price £600,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

17'6 x 7'2

Enter via double glazed front door with double glazed side panels to entrance hall. Staircase ascending to first floor with door to cupboard under. Radiator. Doors to;

##### CLOAKROOM

Two piece white suite comprising; low flush wc and pedestal wash hand basin with tiled splash back areas.

##### SITTING ROOM

13'10 x 11'8 (not into bay)

Double glazed box bay window to front aspect and double glazed window to side aspect. Wall mounted remote control ornamental fire.



##### STUDY

11'2 x 9'9

Double glazed window to front aspect with radiator under.



##### KITCHEN/DINING/FAMILY ROOM

29'9 x 11'9

A range of matching base and eye level units comprising; stainless steel sink unit with mixer tap and cupboard under. Built-in gas hob with stainless steel canopy extractor fan over. Built-in electric double oven and integrated dishwasher and fridge/freezer. Central island with breakfast bar. Quartz work tops and matching splash back areas. Double glazed bi-folding doors to rear garden and double glazed window to rear aspect. Two radiators, Down lighters and cupboard housing gas boiler. Door to utility room.



##### UTILITY ROOM

6'7 x 6'3

Stainless steel sink drainer sink unit with mixer tap and cupboard under. Plumbing for washing machine. Quartz work tops and matching splash backs. Double glazed door to side.

#### FIRST FLOOR

##### LANDING

Door to airing cupboard. Doors to;



##### BEDROOM ONE

1'5 x 11'8

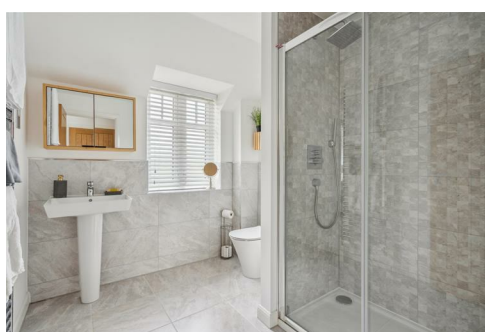
Double glazed window to front aspect with radiator under and double glazed window to side aspect. Built-in double wardrobe. Door to en-suite.



##### EN-SUITE

8'2 x 7'2

Three piece white suite comprising; double width shower cubicle with rainwater shower head. Pedestal wash hand basin and low flush wc. Tiled splash back areas and matching tiled floor. Frosted double glazed window to front aspect. Heated towel rail.



##### BEDROOM TWO

12'9 x 9'5

Double glazed window to rear aspect with radiator under. Door to en-suite.



##### EN-SUITE

7'4 x 4'5

Three piece white suite comprising; double width shower cubicle with rainwater shower head. Pedestal wash hand basin and low flush wc. Tiled splash back areas and matching tiled floor. Frosted double glazed window to side aspect. Heated towel rail.

### COUNCIL TAX

West Northamptonshire Council - Band G

### LOCAL AMENITIES

Within nearby East Hunsbury there is a Mini Market, hairdressers, florists, Newsagents and Dry Cleaners and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and the Virgin Active Leisure Complex and Restaurant are nearby.

### HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 proceeding towards the A45. At the roundabout take the fourth exit onto the A45 travelling south towards Wootton. Take the second exit signposted to Wootton and Hunsbury and at the traffic lights proceed straight over. At the roundabout take the third exit signposted towards Hunsbury. At the first mini roundabout turn first left and at the next mini roundabout take the first left again signposted to Collingtree Golf Course. Continue along that road onto the new estate and Watermill Way is on the left.

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##### BEDROOM THREE

9'10 x 9'3

Double glazed window to front aspect with radiator under.

##### BEDROOM FOUR

10'8 x 9'2

Double glazed window to rear aspect with radiator under.

##### BEDROOM FIVE

9'3 x 8'10

Double glazed window to rear aspect with radiator under.

### BATHROOM

Three piece white suite comprising; panelled bath with mixer tap, shower attachment and fitted shower over. Pedestal wash hand basin and low flush wc. Tiled splash back areas and matching tiled floor. Frosted double glazed window to side aspect. Heated towel rail.



### OUTSIDE

#### REAR GARDEN

South Westerly facing with paved patio area leading to lawn with flower and shrub tree borders. Enclosed by fencing with gated side access.

#### PARKING

Detached double width garage with up and over door. Power and light connected. Off road parking on driveway for several cars.

#### SERVICES

Mains drainage, gas, water and electricity are connected.

