

ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



28 Park Road, Hartwell, NN7 2HP



# 28 Park Road, Hartwell, NN7 2HP

An extremely well presented five bedroom detached house which has been completely transformed by the current owners to a high standard. The rear extension gives a popular kitchen/dining/family room with integrated appliances, central island and two sets of bi-folding doors to incorporate the rear garden when entertaining. There is over 2000 square feet of accommodation over two floors which comprises; entrance hall, cloakroom, kitchen/dining/family room, utility room, bedroom five/study with en-suite shower room on the ground floor. On the first floor are bedroom one with en-suite shower room, bedroom two with en-suite bathroom, two further double bedrooms and a family bathroom. Outside is an enclosed rear garden and the front garden is enclosed by mature trees for extra privacy and the driveway is entered via electrically operated gates, providing off road parking for up to five cars leading to a part converted integral garage for storage.

## Price £750,000 Freehold

### ACCOMMODATION

#### ENTRANCE HALL

Enter via double glazed front door to entrance hall. Double glazed window to front aspect with radiator under. Stairs ascending to first floor with open space under. 'Karndean' Herringbone floor. Door to cloakroom and aluminium black framed double doors to kitchen/dining/family room.



#### CLOAKROOM

Two piece white suite comprising; low flush wc and wash hand basin. Radiator.

#### KITCHEN/DINING/FAMILY ROOM

21'8 x 20'3

Extended kitchen/dining/family room with bi-folding doors to the rear and side to incorporate the garden space when open fully. The kitchen has a range of matching base and eye level units comprising; butler sink with mixer tap and cupboard under. Built-in venting induction hob in the central island with pendant lighting above. Built-in twin ovens, combination microwave oven and coffee machine. Integrated fridge/freezer and dishwasher. Quartz work surfaces and matching splash back areas. Twin double glazed skylight windows for more natural light. 'Karndean' Herringbone floor continuing from the entrance hall. Sunken spotlights. Door to utility room and walk through to sitting room.



#### SITTING ROOM

24'10 x 10'8

Double glazed window to front aspect with radiator under. 'Karndean' Herringbone floor continuing from the kitchen. Second radiator. Door to bedroom five.



#### BEDROOM FIVE

17'10 x 8'6

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



#### EN-SUITE

Three piece white suite comprising; shower cubicle, wash hand basin set in vanity unit and low flush wc. Tiled splash back areas and complimentary tiled floor. Heated towel rail. Frosted double glazed window to rear aspect.

#### UTILITY ROOM

15'1 x 7'3

Base level cupboard units comprising; butler sink with mixer tap and cupboard under. Quartz work surfaces and matching splash back areas. Plumbing for washing machine and space for tumble dryer. Double glazed window to rear aspect. Door to part garage storage.

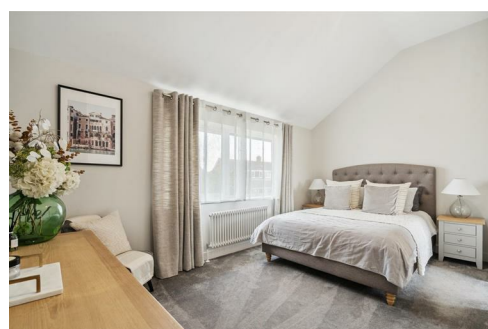
#### LANDING

Two double glazed windows to front aspect. Twin fitted wardrobe storage. Doors to;

#### BEDROOM ONE

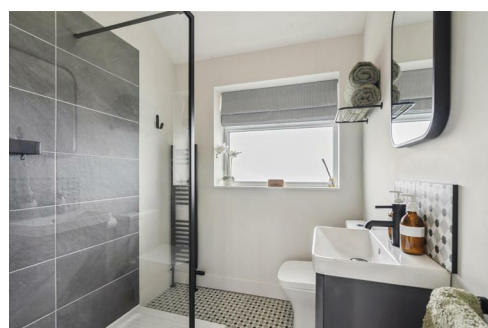
15'1 x 11'6

Double glazed window to rear aspect with radiator under. Open vaulted high ceiling. Walk through to en-suite.



#### EN-SUITE

Three piece white suite comprising; shower cubicle, wash hand basin set in vanity unit and low flush wc. Tiled splash back areas and complementary tiled floor. Frosted double glazed window to front aspect. Heated towel rail.



#### BEDROOM TWO

10'1 x 8'9

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



#### EN-SUITE

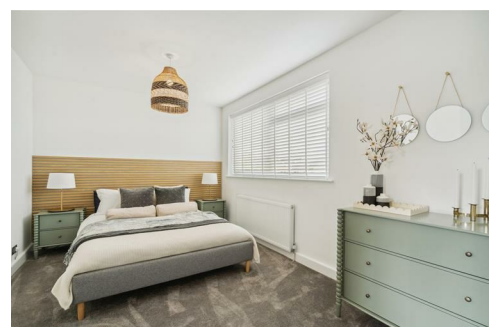
Three piece white comprising; panelled bath with mixer tap and fitted shower over. Wash hand basin set in vanity unit with marble top and low flush wc. Tiled splash back areas. Frosted double glazed window to rear aspect. Heated towel rail.



#### BEDROOM THREE

15'0 x 10'4

Double glazed window to front aspect with radiator under. Door to built-in cupboard.



#### BEDROOM FOUR

Double glazed window to front aspect with radiator under.



#### BATHROOM

Three piece white suite comprising; freestanding bath with mixer tap and hand held shower attachment. Wash hand basin set in vanity unit with mixer tap and low flush wc. Open vaulted ceiling. Frosted double glazed window to front aspect. Heated towel rail.



#### OUTSIDE

#### REAR GARDEN

Mainly laid to lawn with large porcelain tiled patio area and terrace to rear boundary with fixed metal framed pergola. Enclosed by fencing with side access.



#### FRONT GARDEN

Mainly laid to lawn with shrub tree borders.

#### PARKING

Enter via electrically operated double gates to block paved driveway offering parking for up to five cars leading to a part converted garage measuring 15'3 x 10'5 (4.66m x 3.17m) with an electric roller door. Enclosed by fencing and Conifer trees for extra privacy.

#### SERVICES

Mains drainage, gas, water and electricity are connected. (These have not been tested)

#### AMENITIES

Within the village of Hartwell is the St John the Baptist Parish Church and the well regarded and sought after Hartwell Primary School. The village also includes the Rose and Crown Public House, Hartwell & District Conservative Club, a community centre, recreation ground and a village shop and Post Office. Salcey Forest is close by with a tree top walk.

#### HOW TO GET THERE

From Northampton proceed in a southerly direction to the roundabout junction with the A45/Nene Valley Way at Hardingstone. Continue onto the A45 and take the second left exit to Wotton through the traffic lights and straight over the mini roundabout, up the hill to the roundabout junction with Wooldale Road. Take the first exit left to Wooldale Road and then proceed to the next roundabout. Turn right onto Wootton Road and proceed out of town to the village of Quinton. Carry straight on along the Wootton Road and into Salcey Forest. At the centre of the forest turn right onto Forest Road passing over the M1 motorway and proceed into the village of Hartwell. At the next junction turn left onto Park Road where the property is further down on the right.

Approximate Gross Internal Area  
Ground Floor = 130.1 sq m / 1,400 sq ft  
(Including Garage)  
First Floor = 73.7 sq m / 793 sq ft  
Total = 203.8 sq m / 2,193 sq ft

