

www.richardgreener.co.uk

T: 01604 230222 F: 01604 232627

9 Westleigh Office Park, Northampton, NN3 6BW

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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17 Northfield Green, East Haddon, Northampton, NN6 8BJ

# 17 Northfield Green, East Haddon, Northampton, NN6 8BJ

A very well extended and remodelled modern six bedroom detached family home situated at the end of a quiet cu de sac in an enviable location backing directly onto open countryside in the popular Northants village of East Haddon. The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room with bi-folding doors, large utility room and dance studio/office. To the first floor there are six bedrooms, two with ensuite shower rooms and a family bathroom. Outside there is a block paved frontage giving off road parking for several vehicles and leading to the double garage. The landscaped rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy with superb views over open countryside.

**Price £765,000 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL 16'5 x 12'9 maximum

Enter via a hardwood front door with obscure glass windows and a window to the side, under stairs storage cupboard, stairs to the first floor, double doors opening onto lounge and dining room, radiator and doors to:-



#### CLOAKROOM

Comprising WC, wash hand basin in vanity unit with storage below, radiator and wooden sealed unit double glazed window with obscure glass to the side.

#### SITTING ROOM 23'0 x 12'6

A modern inset gas wood effect fire, wall lights, modern wall mounted radiator, wooden sealed unit double glazed window and french doors opening onto the rear garden and double doors opening into the kitchen.

#### DINING ROOM 16'0 x 11'5

Currently used as a study with built in triple mirrored wardrobes, sealed unit wooden double glazed wooden window to the front, desk and radiator.



#### KITCHEN/BREAKFAST ROOM 21'5 x 11'6

Fitted with a range of base and eye level units with corian worktops with tiled splashbacks, inset sink and drainer with chrome mixer tap, central island with induction hob, free standing extractor and breakfast bar. There is also a large built in fridge and freezer, dishwasher, oven and grill, radiator, space for table, spot lights, window and double glazed bi-folding doors opening on to the garden.



#### UTILITY ROOM 18'4 x 11'5

Fitted with a range of base and eye level units, modern worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, gas wall mounted combination boiler, window to the side, radiator and door to:-



#### STUDY/DANCE STUDIO/GYM 19'4 x 17'0

Built in quadruple mirrored wardrobes, bi-folding doors to the front, roof lights, loft access with pull down ladder with storage area above. This room was converted from the original double garage and is currently being used as a dance studio.

#### FIRST FLOOR

#### LANDING 14'5 x 10'7 maximum

Loft access with pull down ladder, airing cupboard housing the hot water tank, radiator and doors to:-

#### BEDROOM ONE 14'5 x 12'6

Sealed unit double glazed wooden window to the rear with views across open countryside, built in triple mirrored wardrobes, double radiator and door to:-



#### ENSUITE 9'6 x 5'2

A re-fitted suite comprising WC, wash hand basin in vanity unit with storage below with his and her sinks, double walk in shower with glass screen, rain head shower and hand held shower attachment. The ensuite is fully tiled with a chrome towel radiator, shaver point and wooden sealed unit double glazed window with obscure glass to the rear.

#### BEDROOM TWO 12'9 x 10'8

Built in double wardrobes, radiator and wooden sealed unit double glazed window to the front.



#### BEDROOM THREE 11'4 x 10'7

Built in double wardrobe, double radiator, sealed unit double glazed wooden window to the front.

#### BEDROOM FOUR 8'4 x 7'4

Wooden sealed unit double glazed window to the front and radiator.

#### BEDROOM FIVE 10'7 x 8'4

Built in wardrobe, double radiator and a sealed unit double glazed window to the front.

#### BEDROOM SIX 10'3 x 6'9

Radiator, sealed unit wooden double glazed window to the side and a door to:-

#### ENSUITE 7'7 x 5'5

Re-fitted suite comprising WC, wash hand basin in vanity unit with storage below, corner shower cubicle with glass centre opening doors with rain head shower and hand held shower attachment, chrome towel radiator and a sealed unit double glazed wooden window with obscure glass to the side.

#### BATHROOM 9'7 x 5'3

Suite comprising WC, his and her sinks in vanity unit with storage below, panelled bath with glass screen, hand held shower and rain head shower attachment and a chrome towel radiator. The bathroom is fully tiled with extractor and a wooden double glazed window with obscure glass to the rear.



## OUTSIDE

### FRONT GARDEN

Enter the driveway through two wooden five bar gates with the block paved frontage and driveway gives off road parking for several vehicles and is enclosed by brick walling, mature trees and bushes, outside lighting, flower and shrub borders and secure gated access from front to rear and leads to the double garage.

### DOUBLE GARAGE

Remoted control roller door, power and lighting with storage above. Window to the side and access door to the rear.

### REAR GARDEN

The landscaped rear garden has a large patio area with undercover seating area and modern metal pergola. The remainder of the garden is mainly laid to lawn with mature bushes and trees, flower and shrub borders, outside lighting, remote control awning and backing directly onto rolling countryside. A large shed is at the side of the property with power and lighting and there is access from the front to rear. The rear garden enjoys a sunny aspect, lovely countryside views and a high degree of privacy.

### AGENTS NOTE

We have been advised by the current owners that 17 Northfield Green also comes with part ownership of the private Green that the house fronts onto which is managed and maintained by a limited company, of which each residence is a shareholder of.

### SERVICES

Main drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band G

### LOCAL AMENITIES

Within the village of East Haddon there is a Village Hall and the Red Lion Public House/Restaurant. Villagers have access to a range of sporting and recreational facilities through the Playing Field Association, the Village Hall and the East Haddon Players. There is the East Haddon CE Primary School situated in Church Lane and secondary education is at Guilsborough School approximately three miles distant. There are bus services to Northampton town centre. The village is well placed for access to Spratton Hall, Pitsford and Maidwell Hall Prep schools and public schools including Oakham, Uppingham, Oundle, Rugby and Wellingborough.

### HOW TO GET THERE

From Northampton proceed along the A428 Harlestone Road passing the village of Lower Harlestone and continue along past Althorp Park and then under the railway bridge. Carry on along this road and take the right hand turning signposted to East Haddon. Proceed into the village along Church Lane and following left onto Main Street. Proceed around onto the Ravensthorpe Road and take the second left onto Northfield Green and follow the cul de sac as it goes around to the right and in front of the green the property can be found on the left hand side.

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Approximate Gross Internal Area  
Ground Floor = 138.0 sq m / 1,485 sq ft  
First Floor = 100.5 sq m / 1,082 sq ft  
Total = 238.5 sq m / 2,567 sq ft

