



GREENER **Country** HOUSES & COTTAGES

4 Sam Harrison Way, Timken, Northampton, NN5 6UN

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This very spacious four bedroomed three storey family house has been substantially upgraded by the present owners including refitting of the kitchen and bathrooms in 2024 together with the installation of air conditioning in some of the key rooms. The property presents in very good order with three reception rooms, master bedroom suite and two family shower rooms and externally the landscaped gardens include a hot tub with loggia cover, a converted garage which creates a stylish work from office/gymnasium with built in kitchen and WC. The property stands directly overlooking green open space and is available with no upward chain.

Price **£540,000 Freehold**

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'7 x 6'1

Approached through composite doors with the stairs rising to the first floor with under stairs storage cupboard and there are doors giving access to:-

CLOAKROOM

5'4 x 3'4

With panelled dado and white suite of WC and pedestal wash basin.

STUDY/SNUG

10'0 x 9'7

LVT flooring and statement panelling there is a shuttered three casement window to the front elevation and wall mounted TV point.



LOUNGE

21'6 x 11'9

The spacious lounge with five casement bay window to the front elevation, LVT flooring, wall mounted TV point, Fujitsu air con unit, circular cast iron eco gas fired living log flame stove.



DINING ROOM

11'9 x 9'1

Part of an extension to the rear of the property with a vaulted ceiling with Velux roof light, statement wall, LVT flooring and french doors opening to the rear garden. Access to:-



KITCHEN/BREAKFAST ROOM

16'8 x 12'10

Re-fitted in 2024 with high gloss floor and wall cabinets with polished quartz work surfaces including and island unit breakfast bar quartz surface. The appliances including underslung stainless steel sink unit, four way hot and cold tap, integrated AEG dishwasher, integrated fridge and freezer, Range cooker with seven place gas hob beneath a stainless steel cooker hood. There is a double wine chiller, Velux roof light and french doors opening to the rear garden.

UTILITY ROOM

6'4 x 5'4

With floor and wall cabinets with over and under housing for washing machine and tumble dryer, polished quartz worktop and door to driveway.

FIRST FLOOR

LANDING

14'9 x 6'3

Built in airing cupboard housing the Tribune unvented hot water cylinder and contains the stairs rising to the second floor.

MASTER BEDROOM SUITE



BEDROOM ONE

13'0 x 12'0

With a range of fitted wardrobes with shelving and hanging space and housing a concealed TV point, Fujitsu air con unit and three casement window to the front. An archway leads to:-



DRESSING ROOM

8'4 x 6'6

An extensive range of fitted drawers and dressing table over.



SHOWER ROOM ENSUITE

8'3 x 3'9

With a white suite of ceramic tiled shower suite with glazed sliding door, pedestal wash basin and WC.



BEDROOM TWO

21'7 x 10'0

Having been fashioned from two bedrooms by the removal of the connecting wall this very spacious room provides room for a bed and separate dressing area with fitted wardrobes and casement windows to both front and rear elevations.



SHOWER ROOM

7'7 x 6'6

Re-fitted in June 2024 with a white suite of glazed shower suite, pedestal wash basin and WC. There is a window to the rear elevation.

SECOND FLOOR

LANDING

8'1 x 5'3

Velux roof light and doors leading to:-

BEDROOM THREE

18'0 x 11'9

A very spacious double room with Fujitsu air con unit, built in wardrobes with shelving and hanging space, there is a vaulted cable window to the front elevation and Velux roof light to the rear.

BEDROOM FOUR

12'1 x 8'2

Fitted wardrobes and two casement dormer window to the front elevation. Hatch to eaves and roof void access hatch.

SHOWER ROOM

8'6 x 6'0

Re-fitted with ceramic tiled shower suite, vanity wash basin with cupboards under and WC with concealed cistern. There is a shaver socket, vertical heated towel rail, Velux roof light to the rear elevation.

OUTSIDE

The house is approached by a block paved road flanking the open green space and leading to this and two other properties. The front garden stands within wrought iron railings having been landscaped with pebble feature and there are twin pillars up either side of a pedestrian gate to the front door. A block paved driveway houses the electric vehicle charging point and leads to:-

STORE

9'10 x 8'4

Approached through an up and over door and providing useful storage space.

REAR GARDEN

Approached by a paved terrace from a side pedestrian gate, this area is serviced by an external water tap and lighting. The terrace leads onto a AstroTurf lawn beyond which there is a timber loggia above a hot tub. Borders are populated by established shrubs and the garden is bounded by close boarded fencing. A pathway leads to:-

WORK FROM HOME OFFICE/GYMNASIUM

25'8 x 8'4

LVT flooring and electric panelled radiators there are French doors leading to the garden and a kitchen area with sink unit, storage cupboards and work surfaces and space for fridge and freezer. Integrated WC has a wash basin and close coupled WC.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through the zonal system, with a gas fired boiler replaced in April 2024 also providing domestic hot water from a mains pressure unvented system. There is air conditioning in four rooms from Fujitsu combined coiling and heating units.

COUNCIL TAX

West Northamptonshire Council - Band F

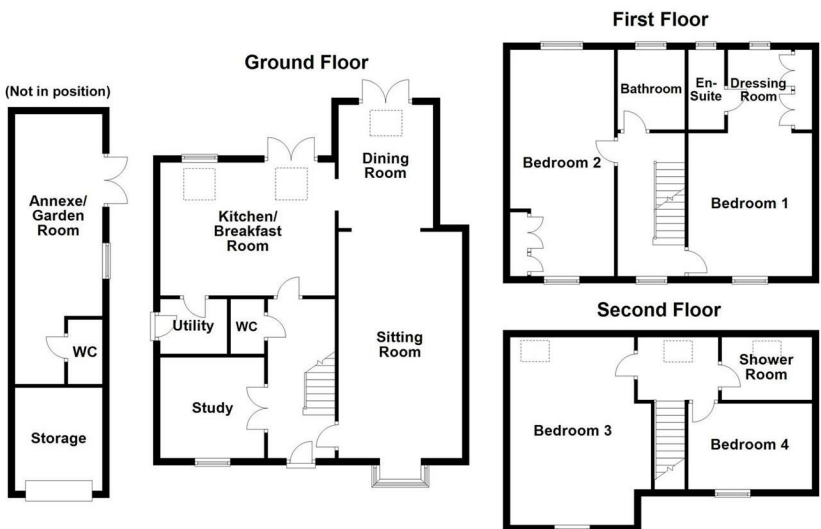
LOCAL AMENITIES

Duston is situated approximately three miles from Northampton town centre with good road links to the M1 junction 16, approximately 4 miles away, and rail links from Northampton to Euston from Castle Station approximately three miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.

HOW TO GET THERE

From Northampton town centre proceed in a north westerly direction along the A428 Harlestone Road passing Dallington Park on the right hand side to the roundabout junction with Mill Lane. Carry straight on along the Harlestone Road and take the first turning on the left into Cotswold Avenue. Follow Cotswold Avenue as the road passes Chiltern Avenue and bears right. Upon approaching the Duston Sports Centre there is a turning on the left hand side leading into Timken Way North which runs alongside the sports field. Follow this road passing Tesla Close on the right hand side and then turn next left into Sam Harrison Way along the northern side of the green open space and the next turning on the right leads to the driveway to number 4.

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Not to scale. For illustrative purposes only