



19 Partridge Close, Kingsthorpe, Northampton, NN2 8BL
£370,000 Freehold

New to the market is this exceptional four bedroom detached house situated within a quiet cul-de-sac location. The property has been beautifully refurbished throughout to include a fantastic living space to the rear of the property allowing for an open social area in addition to the separate lounge. The accommodation to the ground floor comprises entrance hall, WC, lounge, utility and kitchen/dining/living space with bi-fold doors leading onto the garden. To the first floor there are four bedrooms, with an en-suite to the master bedroom and a family bathroom. Outside there is a drive for several cars leading to a single garage with electric door. To the rear is a fully enclosed garden mainly laid to lawn, but benefitting from a decked area and fish pond. Please call 01604 722197 to arrange a viewing. EPC: C. Council Tax Band: E.

Four Bedroom Detached House | Driveway & Garage | Extended To Rear | Beautiful Family Living Space | En-Suite To Principle Bedroom | Good Order Throughout

modern marketing · traditional values

ENTRANCE HALL

Entry via UPVC semi glazed door into hall. Wood effect flooring. Radiator. Understairs cupboard. Stairs to first floor and doors to WC. Lounge and kitchen.

WC

Low flush WC. Pedestal wash hand basin. Radiator and uPVC double glazed obscured window to side elevation. Tiled flooring and splash backs.

LOUNGE 3.20m x 4.60m (10'6 x 15'1)

uPVC double glazed windows to front elevation bay. Radiator. Herringbone effect flooring. Feature inset log burner with tiled hearth and wooden shelf above. Glazed double doors into kitchen area.

UTILITY 1.50m x 1.80m (4'11 x 5'11)

uPVC semi glazed door to side elevation. Wood effect flooring. Radiator. Fitted cupboards and space for appliances.

KITCHEN/FAMILY ROOM 5.89m x 6.91m (19'4 x 22'8)

uPVC double glazed window to side elevation. Three Velux skylights and uPVC double glazed bi-fold doors across the rear. Wood effect flooring. Spotlights to the ceiling and feature vertical radiator. Base and wall mounted and larder cupboards with slim marble effect work surface over with upstands. Sink and drainer with mixer tap over. Integrated fridge freezer. Dishwasher. Double oven and induction hob.

FIRST FLOOR LANDING

Carpeted. uPVC double glazed window to side elevation and loft access.

BEDROOM ONE 3.89m x 3.10m (12'9 x 10'2)

uPVC double glazed window to front elevation bay. Carpeted. Fitted cupboard. Radiator and door to en-suite.

EN-SUITE 1.60m x 1.60m (5'3 max x 5'3)

Lino flooring. Pedestal wash hand basin, low flush WC and shower cubicle with wall mounted shower. uPVC double glazed obscure window to side elevation. Half tiled wall to splash back area.

BEDROOM TWO 2.79m x 3.20m (9'2 x 10'6)

uPVC double glazed window to rear elevation. Carpeted and radiator.

BEDROOM THREE 3.00m x 2.01m (9'10 x 6'7)

uPVC double glazed window to rear elevation. Carpeted and radiator.

BEDROOM FOUR 2.62m x 1.60m (8'7 x 5'3)

uPVC double glazed window to rear elevation. Carpeted and radiator.

BATHROOM 1.70m x 2.11m (5'7 x 6'11)

uPVC double glazed obscured window to side elevation. Radiator and wood effect flooring. 'L' shape panel white bath, wall mounted white sink with mixer tap over and low flush WC. Extractor.

OUTSIDE

Mainly laid to lawn with metal balustrade with gate allowing access to lower decked area featuring a pond and space for bedding.

FRONT GARDEN

Block paved driveway providing space for several cars. Gated side access giving access to the garage.

GARAGE

Brick built single garage with light and power. Pedestrian door to side elevation and electric roller door to front elevation.

SIDE GARDEN

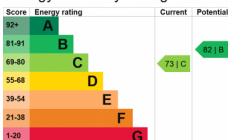
Faux grass with fencing along one side and gated front access to fully enclose.

REAR GARDEN

DRAFT DETAILS

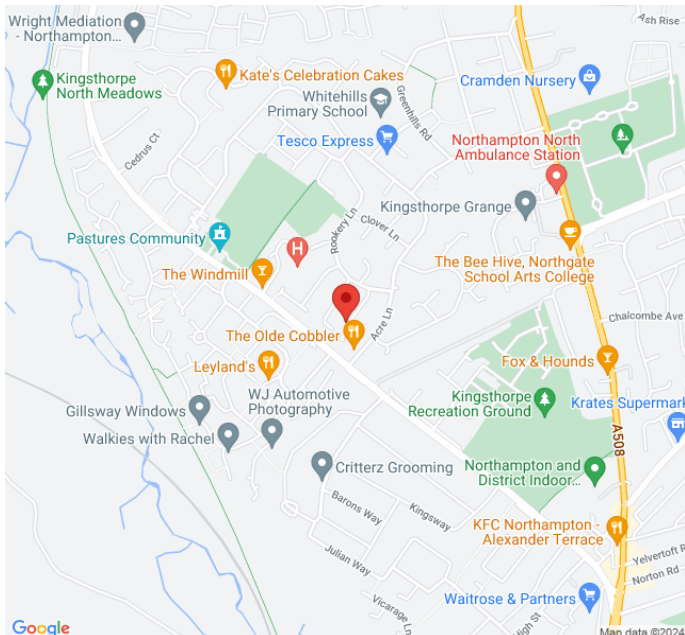
At the time of print, these particulars are awaiting approval from the Vendor(s).

Energy Efficiency Rating



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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