



95 Home Farm Drive, Buckton Fields, Northampton, NN2 8ES
Guide Price £475,000 Freehold

A beautifully presented four bedroom detached executive home situated within the sought after location of Buckton Fields, constructed by Bloor Homes. The ground floor accommodation comprises entrance hall, study/playroom, lounge, cloakroom, large kitchen family dining space and utility. To the first floor there are four generous bedrooms with an en-suite to the master and family bathroom benefitting from bath and separate shower. To the rear of the property is a landscaped walled garden with a good degree of privacy, with side access to the front of the property. At the front there is a pleasant frontage, driveway and access to the single garage. With close proximity to local schooling, shops, and countryside walks, this is an ideal family home. Call 01604 722197 to arrange a viewing. EPC Rating: B. Council Tax Band: E

**Beautifully Presented Throughout | Four Generous Bedrooms | En-Suite To Master |
Detached | Garage & Driveway | Sought After Location**

modern marketing · traditional values

HALLWAY

Enter a welcoming hallway via a composite double glazed door. Dogleg stairs to the first floor landing with cupboard below. Radiator.

CLOAKROOM/WC

Low level WC and wash hand basin. Radiator. Extractor.

STUDY 1.64m x 2.67m (5'5 x 8'9)

Double glazed window to front elevation. Radiator.

LOUNGE 4.54m x 3.3m (14'11 x 10'10)

Double glazed bay window to front elevation. Two radiators.

KITCHEN 3.16m x 7.90m (10'4 x 25'11)

A fabulous open plan living space with two double glazed windows and double glazed French doors to garden. Two radiators. Gloss grey fronted wall and base units with work surfaces over. Single drainer one and a half bowl sink unit with mixer tap. Gas hob and hood over. Double oven and grill. Built in dishwasher. Built in fridge/freezer. Built in larder cupboard.

UTILITY 1.9m x 1.56m (6'3 x 5'1)

Wall mounted gas fired boiler. Wall and base units. Space for tumble dryer and washing machine. Radiator.

FIRST FLOOR LANDING

Part galleried feature landing. Access to loft space. Airing cupboard. Radiator.

BEDROOM ONE 3.24m x 3.37m (10'8 x 11'1)

Double glazed window to rear elevation. Radiator. Triple wardrobes.

EN-SUITE 2.16m x 1.57m (7'1 x 5'2)

Obscure double glazed window to side elevation. Radiator. Suite comprising tiled shower cubicle, wash hand basin and low level WC. Extractor.

BEDROOM TWO 3.26m x 3.30m (10'8 x 10'10)

Double glazed window to rear elevation. Radiator. Triple wardrobe.

BEDROOM THREE 2.7m x 3.55m (8'10 x 11'8)

Double glazed window to front elevation. Radiator. Double wardrobe.

BEDROOM FOUR 2.4m x 3.3m (7'10 x 10'10)

Double glazed window to front elevation. Radiator. Wardrobe recess.

BATHROOM 1.21m x 3.3m (4'0 x 10'10)

Obscure double glazed window to side elevation. Ladder style radiator. Suite comprising tiled shower cubicle, panelled bath with mixer tap and shower attachment, low level WC and wash hand basin. Under window radiator. Shaver point. Extractor.

OUTSIDE

FRONT GARDEN

Open plan. Laid to lawn with shrub beds. Steps to front door. Driveway extending to side of house with gate into garden.

REAR GARDEN

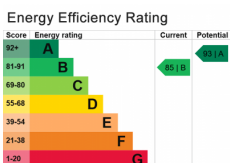
Paved patio and lawned beyond with planted bark chipped beds. A pretty, walled garden enjoying a southerly aspect.

GARAGE

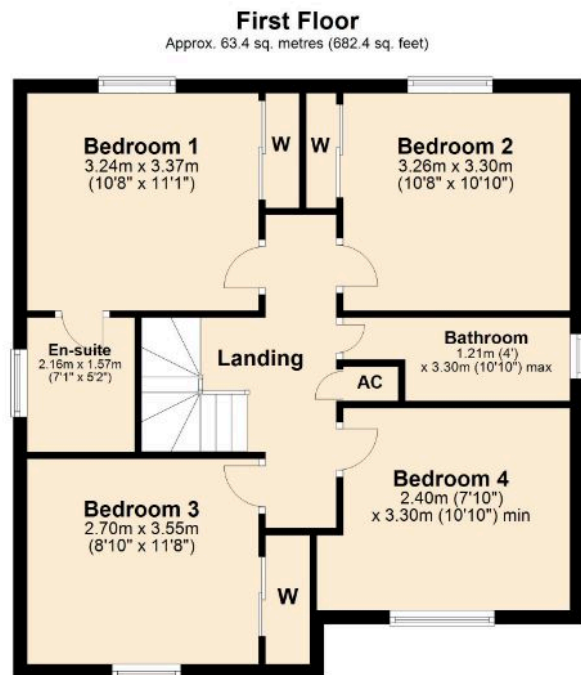
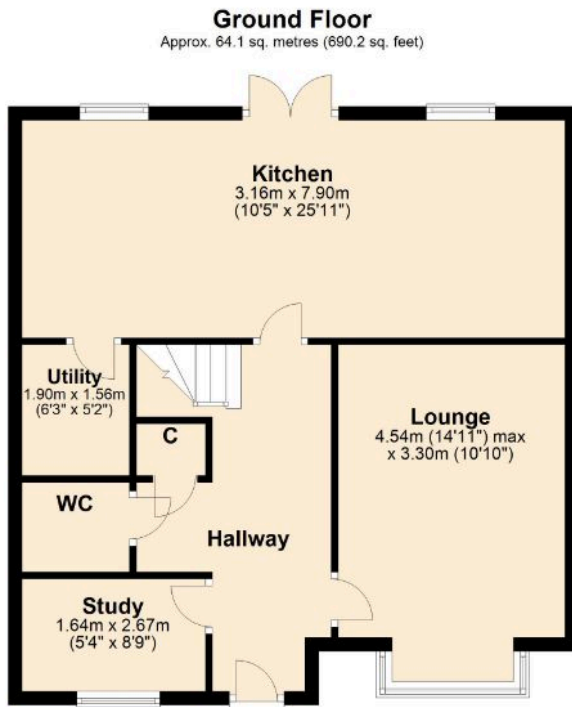
Single garage with up and over door. Storage space in eaves.

DRAFT DETAILS

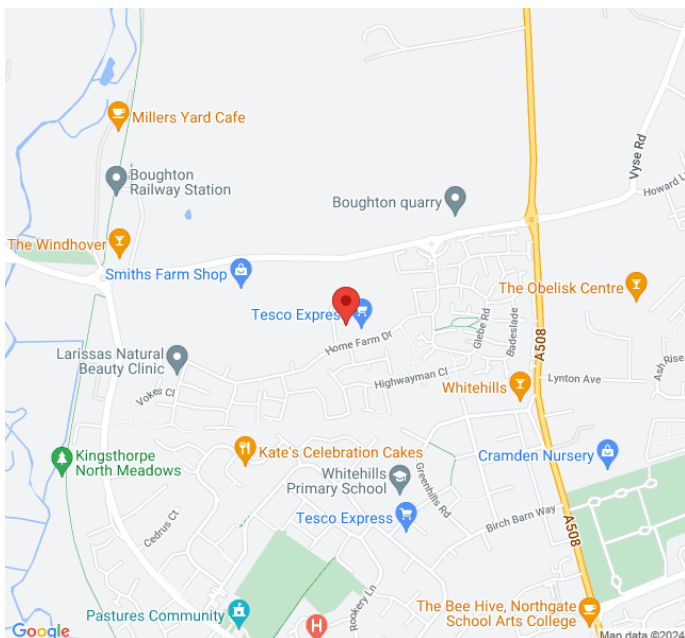
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.



Total area: approx. 127.5 sq. metres (1372.6 sq. feet)



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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