



Connells

Gardeners View
Hardingstone Northampton



Property Description

Connells are delighted to offer to the market this beautifully presented four bedroom detached family home located in a cul-de-sac within the sought after village Hardingstone. In brief this home comprising an entrance hall, cloakroom, home office, living room, kitchen / dining room with a utility room and a garden room completing the ground floor accommodation. To the first floor there are four bedroom and a family bathroom with the master bedroom and bedroom two benefiting from an en-suite shower room. Outside to the front of the property there is a laid to lawn garden and a driveway providing off road parking to the front of the double garage. The rear garden is mainly laid to lawn and a paved patio area with pergola over ideal for entertaining. This home is within close proximity of both Primary and Secondary schools as well as shops and other amenities. Viewing of this wonderful detached family home is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with a complimentary window to the side. Doors leading off to the cloakroom, living room, kitchen / dining room, home office and the double garage. Stairs rising to the first floor landing and a wall mounted radiator.

Cloakroom

Suite comprising a low level flush w.c and a wash hand basin with tiling to the splashback areas and floor. Recess spot lights to the ceiling and a UPVC opaque double glazed window to the side elevation.

Living Room

16' 1" x 11' 9" (4.90m x 3.58m)
UPVC double glazed window to the front elevation, electric fire and surround. TV, telephone points and a wall mounted radiator.

Home Office

10' 2" x 8' 8" (3.10m x 2.64m)
UPVC double glazed window to the rear elevation and a wall mounted radiator.

Kitchen / Dining Room

20' 4" x 13' 9" (6.20m x 4.19m)
Fitted with a range of wall and base level units, One and a half bowl sink set beneath granite work surface with complimentary up stands. Integrated appliances comprising two Smeg fridge freezers, dishwasher, two Smeg ovens and an induction hob with a cooker hood over. Recess spot lights to the ceiling, tiling to the floor, space for a dining table and a courtesy door into the utility area. UPVC double glazed window to the rear elevation and patio doors opening to the sun room.

Utility Room

Fitted with a range of base level units with a sink set beneath granite work surface with complimentary up stands. Plumbing for a washing machine, tiled floor and a double glazed door to the rear elevation.

Conservatory

UPVC double glazed bi-folding doors to the rear elevation with complimentary windows to the side. UPVC double glazed windows to the side elevation. Recess spot lights to the ceiling and a tiled floor. Two double sockets, reinforced/strengthened ground. Electric vent and sensor window.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to four bedrooms and the family bathroom. Access to the loft, wall mounted radiator and a UPVC double glazed window to the front elevation.

Master Bedroom

14' 2" x 11' 8" (4.32m x 3.56m)
UPVC double glazed window to the front elevation. Built in wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Fully tiled suite comprising a walk in shower with glazed screen, Low level flush w.c and a pedestal wash hand basin. Extractor fan, recess spot lights to the ceiling, shaving point and a chrome heated towel rail. UPVC opaque double glazed window to the side elevation.

Bedroom Two

15' 4" x 8' 1" (4.67m x 2.46m)
UPVC double glazed window to the rear elevation. Built in wardrobes and a wall mounted radiator. Connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising a tiled shower cubicle, low level flush w.c and a wash hand basin. Recess spot lights to the ceiling, extractor fan, shaving point and tiling to the floor. UPVC opaque double glazed window to the rear elevation.

Bedroom Three

11' 2" x 9' 3" (3.40m x 2.82m)
UPVC double glazed window to the rear elevation and a wall mounted radiator.

Bedroom Four

10' 1" x 9' 8" (3.07m x 2.95m)
UPVC double glazed window to the rear elevation and a wall mounted radiator.

Family Bathroom

Suite comprising a panelled bath with a mixer tap and power shower over, glazed screen and tiling to the splashback areas. Low level flush w.c and a wash hand basin. Recess

spot lights to the ceiling, extractor fan, shaving point and tiling to the floor. UPVC opaque double glazed window to the front elevation.

Outside

Front Garden

Laid to lawn garden with a shrub border and a driveway providing off road parking leading to the double garage. External light and access to the side leading to the rear garden.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area with pergola over ideal for entertaining. Timber retaining fence and access to the side of the property leading to the front garden.

Garage

Double garage with an up and over door. Light connected, double socket.

Council Tax Band

F





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: B

view this property online connells.co.uk/Property/WFL404883

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL404883 - 0011