



Connells

Foxfield Way
Northampton



Property Description

A very well presented and spacious four bedroom detached family home, situated in a popular area of Grange Park and within easy access to the M1 motorway.

The property is entered via the spacious hallway with stairs rising to the first floor, and doors leading off to the reception rooms. The living room is a generous size and has a feature fireplace and bay window to the front elevation with French doors opening dining room with further French doors leading out to the beautiful rear garden. The kitchen/breakfast room, spacious utility room, with courtesy door to the integral garage, and downstairs cloakroom complete the ground floor accommodation. To the first floor there are four double bedrooms and the family bathroom, including the master bedroom with an en-suite shower room.

Outside the front, the garden is mostly laid to lawn and has a driveway providing off road parking for two cars side by side and leading to the double integral garage, which has been partially converted with a partitioned wall to provide a cinema room. The rear garden is a beautiful tranquil space planted with mature beds and borders and a large lawned area. Viewing of this beautiful home is highly advised to fully appreciate.

Entrance Hall

Inviting entrance hall with glazed door and UPVC opaque double glazed window to the front elevation. Further doors lead off to the downstairs cloakroom, living room, kitchen/breakfast room and dining room. Under stairs cupboard, wall mounted radiator, coving to ceiling and stairs rising to the first floor landing.

Cloakroom

Two piece white suite comprising low level flush w.c and pedestal wash hand basin with complementary tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the rear elevation.

Living Room

19' 4" into bay window x 12' 3" (5.89m into bay window x 3.73m)

UPVC double glazed bay window to the front elevation. Feature fireplace with open fire, wall mounted radiators, coving to ceiling and French doors opening to the dining room.

Dining Room

12' 3" x 8' 10" (3.73m x 2.69m)

UPVC double glazed French doors to the rear elevation with complementary UPVC double glazed windows either side. Wall mounted radiator and coving to ceiling.

Kitchen/ Breakfast Room

11' 11" x 9' 10" (3.63m x 3.00m)

Fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer with mixer tap over, set into a work surface with complementary tiling to splash back areas. Integrated appliances comprise dishwasher, fridge, double electric oven and four ring gas with cooker hood over. Wall mounted radiator, recessed spotlights to ceiling and space for breakfast table and chairs, UPVC double glazed window to the rear elevation and connecting door to the utility room. , partly glazed door to the side elevation and courtesy door to the integral garage.

Utility Room

8' 6" x 7' 7" (2.59m x 2.31m)

Spacious utility room with base level unit. Stainless steel sink and drainer with swan neck mixer tap over, and set into a work surface with complementary tiling to splash back areas. Plumbing for washing machine, space for a tumble dryer and further space for an upright fridge/freezer. Wall mounted radiator, partly glazed door to the side elevation and courtesy door to the integral garage.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four double bedrooms and the family bathroom. UPVC double glazed window to the front elevation, airing cupboard, wall mounted radiator and access to the loft space.

Master Bedroom

13' 10" into bay window x 12' 6" (4.22m into bay window x 3.81m)

UPVC double glazed bay window to the front elevation. Double built-in wardrobe, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece white suite comprising shower cubicle, pedestal wash hand basin with complementary tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the side elevation.

Bedroom Two

12' 6" x 9' (3.81m x 2.74m)

UPVC double glazed window to the rear elevation. Built-in wardrobe and wall mounted radiator.

Bedroom Three

12' 1" x 8' 10" (3.68m x 2.69m)

UPVC double glazed window to the front elevation. Double built-in wardrobe and wall mounted radiator.

Bedroom Four

12' 1" into recess x 8' 10" (3.68m into recess x 2.69m)

UPVC double glazed window to the rear elevation. Recess for a freestanding wardrobe and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with mixer tap shower and folding shower screen, low level flush w.c and pedestal wash hand basin with complementary tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the rear elevation.

Outside

Double Garage

Double integral garage with two up and over doors with power and lighting connected and courtesy door to the utility room.

Agents Note

Part of the double integral garage has been partitioned off to create a Cinema Room, but can be easily returned back to a full double garage with the removal of the partitioned walls.

Front Garden

Mainly laid to lawn with mature retaining hedging and pathway to the storm porch and front door. Double driveway leading to the integral garage and gated access to the side leading to the rear garden.

Rear Garden

A beautiful rear garden which is mainly laid to lawn with mature flower and shrub borders. Paved patio area, outside water tap and retaining timber fencing. Gated access to the side leads to the front of the house.

Council Tax Band

E.









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 part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure: Freehold

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