

for sale

£325,000



## Dalestones Northampton NN4 9UU

Offered with NO UPWARD CHAIN is this well presented and spacious two bedroom detached bungalow, ideally set in a cul-de-sac in the popular location of West Hunsbury. The bungalow is within easy access to transport routes, local shops and bus routes, with viewing highly advised.



# Dalestones Northampton NN4 9UU

## Entrance Porch

Door to front elevation, coving to ceiling and further door opening to the entrance hall.

## Entrance Hall

Doors lead off to the cloakroom, living/dining room, kitchen/breakfast room, utility, two double bedrooms and the shower room. Wall mounted radiator, coving to ceiling and access to the loft space.

## Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Opaque triple glazed window to the front elevation and coving to ceiling.

## Living/ Dining Room

17' 1" x 11' 6" ( 5.21m x 3.51m )

Spacious living/dining room with two triple glazed windows to the side elevation and courtesy door to the rear elevation. Fire surround with electric fire fitted, TV point, dado rail, wall lights, coving to ceiling and wall mounted radiator.

## Kitchen/ Breakfast Room

11' 9" x 11' 5" ( 3.58m x 3.48m )

Fitted kitchen with a range of wall and base level units. Sink and drainer with swan neck mixer tap over, set into work surfaces and

tilled to splash back areas. Integrated appliances comprises double oven and four ring gas hob with cooker hood over. Two triple glazed windows to the rear elevation, wall mounted radiator and connecting door to the conservatory.

## Conservatory

9' 9" x 8' 8" ( 2.97m x 2.64m )

Double glazed conservatory set on a dwarf wall with sliding patio doors opening to the patio area of the side garden.

## Utility Room

Base level unit with work surface over and tiled to splash back areas. Cupboard housing central heating boiler, and triple glazed window to the front elevation.

## Master Bedroom

13' 2" into wardrobe x 11' 7" ( 4.01m into wardrobe x 3.53m )

Spacious double bedroom with triple glazed window to the side elevation, fitted triple wardrobe and wall mounted radiator.

## Bedroom Two

11' 6" x 10' 6" ( 3.51m x 3.20m )

Spacious double bedroom with triple glazed windows to the rear and side elevations. Dado rail, coving to ceiling and wall mounted radiator.





## Shower Room

Three piece white suite comprising walk-in shower, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Chrome heated towel rail, linen/storage cupboard and opaque triple glazed window to the side elevation.

## Outside

### Garage

Single garage with up and over door with power and lighting connected. Courtesy door to the garden.

### Front And Side Garden

Mainly laid to lawn with retaining low level chain link fencing. Shrub borders and pathway leading to the front door. Driveway providing off road parking and leading to the single garage. Gated access to the rear garden.

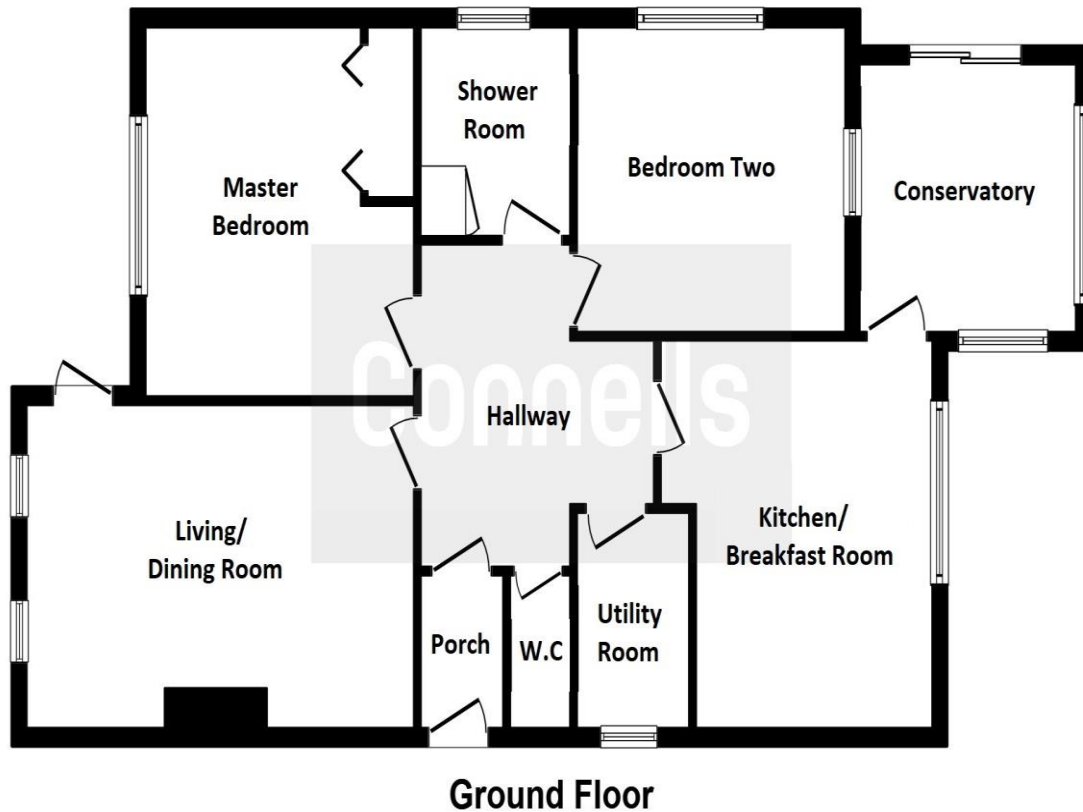
### Side Garden

Set to the side of the property and accessed via a side gate and the conservatory, is a private garden which is mainly laid to lawn with shrub borders, a paved patio area and retaining timber fencing. Courtesy door to the single garage, greenhouse and timber shed.

## Council Tax Band

D





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Property Ref: WFL407105 - 0006

**Tenure:** Freehold

**EPC Rating:** D

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