



Connells

Samwell Way
Northampton



Property Description

This spacious four bedroom detached David Wilson built family home, is offered to the market with NO UPWARD CHAIN. Ideally located in the popular are of Hunsbury Meadows, and within easy access to local schools and amenities, along with good transport routes.

The property in brief comprises entrance hall, cloakroom, living room and dining room. Work from home office with feature bandstand window looking out over the rear garden and kitchen with connecting door to the utility room. To the first floor there are four spacious double bedrooms and the family bathroom, with the master bedroom benefiting from and newly re-fitted en-suite shower room with walk-in shower. Outside there is a lawned garden to the front and a double width driveway providing off road parking and leading to the double integral garage. To the rear there is a lawned garden with retaining timber fencing.

Ideally located for easy access to the M1 motorway and other transport routes, viewing is highly advised to fully appreciate.

Entrance Hall

Door the front elevation with complimentary window to the side. doors lead off to the downstairs cloakroom, living room, home office, dining room and kitchen. Wall mounted radiator, coving to ceiling and stairs rising to the first floor landing.

Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Extractor fan and wall mounted radiator.

Living Room

18' 8" into bay window x 11' 10" (5.69m into bay window x 3.61m)

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

Home Office

11' 3" into the bay window x 7' 10" (3.43m into the bay window x 2.39m)

Work from home office with UPVC double glazed bandstand window to the rear elevation, looking out over the rear garden. Wall mounted radiator and coving to ceiling.

Dining Room

11' 10" into door recess x 10' 2" (3.61m into door recess x 3.10m)

UPVC double glazed French doors to the rear leading to the conservatory. Wall mounted radiator and coving to ceiling.

Conservatory

11' 5" max x 8' 7" (3.48m max x 2.62m)

UPVC conservatory set on a brick dwarf wall with double glazed French doors providing access to the rear garden.

Kitchen

13' 6" x 10' 7" max (4.11m x 3.23m max)

Fitted kitchen with a range off wall and base level units with under cabinet lighting. One and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise fridge/freezer, dishwasher, double oven and four ring gas

hob with extractor hood over. Wall mounted radiator, recessed spot lights to ceiling, UPVC double glazed window to the rear elevation and connecting door to the utility room.

Utility Room

Fitted with a range off wall and base level units. Sink and drainer with mixer tap over, set into a work surface and tiled to splash back areas. Plumbing for washing machine and space for a tumble dryer. Wall mounted radiator, central heating boiler and under stairs storage cupboard Connecting door to the double integral garage and partly glazed door to the side elevation.

First Floor Landing

Gallery landing with stairs rising from the entrance hall. Doors lead off to four double bedrooms and the family bathroom. Airing cupboard and access to the loft space.

Master Bedroom

15' 3" to wardrobes x 11' 10" (4.65m to wardrobes x 3.61m)

UPVC double glazed window to the front elevation. Range of fitted wardrobes, wall mounted radiator and connecting door to the newly re-fitted en-suite shower room.

En-Suite Shower Room

Stunning newly re- fitted en-suite shower room, with three piece suite comprising walk-in shower, low level flush w.c and pedestal wash hand basin, with complimentary tiling to splash back areas. Chrome heated towel rail, extractor fan, shaver point and UPVC opaque double glazed window to the front elevation.

Bedroom Two

14' 10" into wardrobes x 14' 1" (4.52m into wardrobes x 4.29m)

UPVC double glazed window to the front elevation. Range of fitted wardrobes and wall mounted radiator.

Bedroom Three

14' 2" into wardrobes x 9' 4" (4.32m into wardrobes x 2.84m)

UPVC double glazed window to the rear elevation. Range of fitted wardrobes and wall mounted radiator.

Bedroom Four

13' 8" to wardrobes x 10' 2" (4.17m to wardrobes x 3.10m)

UPVC double glazed window to the rear elevation. Range of fitted wardrobes and wall mounted radiator.

Family Bathroom

Four piece which suite comprising double shower cubicle, panelled bath with mixer taps, pedestal wash hand basin and low level flush w.c. Half height tiling, wall mounted radiator, shaver point, extractor fan and UPVC opaque double glazed window to the rear elevation.

Outside

Double Garage

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

Front Garden

Mainly laid to lawn and double driveway providing off road parking for two cars side by side, and leading to the double integral garage. Gated access to the side, leads to the rear garden.

Rear Garden

Mainly laid to lawn with shrub borders, mature trees and hedging. Retaining timber fencing and brick wall. Outside water tap and gated access to the side leading to the front of the house.

Council Tax Band

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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

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EPC Rating: C

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Tenure: Freehold



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