

for sale

offers in excess of **£400,000**



Riverstone Way Northampton NN4 9QH

Offered to the market with NO UPWARD CHAIN is this David Wilson built four bedroom detached house. Ideally located for easy access to the M1 motorway as well as good local amenities and other transport routes, viewing of this family home is highly advised to fully appreciate.

Riverstone Way Northampton NN4 9QH

Entrance Hall

Door to the front elevation with complimentary window to the side. Further doors lead off to the living room and kitchen, and courtesy door to the single integral garage. Wall mounted radiator and stairs rising to the first floor landing.

Living Room

16' 11" into bay x 11' 4" (5.16m into bay x 3.45m)

UPVC double glazed bay window to the front elevation. Feature fireplace with coal effect gas fire fitted. Wall mounted radiator, coving to ceiling and French doors opening to the dining room.

Dining Room

10' 8" x 8' 10" (3.25m x 2.69m)

UPVC double glazed French doors to the rear elevation, and leading out into the rear garden. Wall mounted radiator and connecting door to the kitchen.

Kitchen

12' 9" max x 10' 3" (3.89m max x 3.12m)

Fitted kitchen with a range of wall and base level units. One and a half bowl stainless steel sink and drainer with mixer tap, and set into work surfaces with complimentary tiling to splash back tiling. Integrated appliances comprise double oven and four ring gas hob with cooker hood over. Plumbing for dishwasher and space for American style fridge/freezer. Wall mounted radiator, UPVC

double glazed window to the rear elevation, looking out over the rear garden, and connecting door to the utility room.

Utility Room

Fitted with a range of wall and base level units. Sink and drainer set into work a surface and tiled to splash back areas. Plumbing for washing machine, wall mounted radiator and connecting door to the cloakroom. Further door to the rear elevation leading out to the rear garden.

Cloakroom

Suite comprising low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four bedrooms and the family bathroom.

Master Bedroom

13' 8" x 13' 1" (4.17m x 3.99m)

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



En-Suite Shower Room

Three piece suite comprising shower cubicle, low level flush w.c and pedestal wash hand basin with tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Bedroom Two

11' 6" x 9' max (3.51m x 2.74m max)

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

Bedroom Three

10' 8" x 8' 6" (3.25m x 2.59m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Four

9' 5" x 7' 3" (2.87m x 2.21m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath with shower over, low level flush w.c and pedestal wash hand basin and complimentary tiling to splash back areas. Extractor fan, wall

mounted towel radiator, and UPVC opaque double glazed window to the rear elevation.

Outside

Single Garage

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

Front Garden

Retaining timber fencing and double width driveway leading to the single integral garage, and providing off road parking for two cars side by side. Gated access to the side leads to the rear garden.

Rear Garden

Mainly laid to lawn with retaining timber fencing and brick wall. Extended paved patio area which is ideal for entertaining. Second paved patio area, and gated access to the side leading 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 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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Property Ref: WFL407431 - 0003

Tenure: Freehold

EPC Rating: D

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