

for sale

£600,000



## Wood Avens Close Northampton NN4 9TX

Ideally located in a cul-de-sac location in the popular area of West Hunsbury, is this well presented and extended four bedroom detached family home with the benefits of an extended and open plan kitchen/dining room and work from home office, and viewing is highly advised to fully appreciate.



# Wood Avens Close Northampton NN4 9TX

## Entrance Hall

Door to the front elevation with complimentary opaque window to the side. Further doors lead off to the cloakroom, living room, home office/family room and open plan kitchen/dining room. Under stairs storage cupboard, wall mounted radiator and stairs rising to the first floor landing.

## Cloakroom

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

## Living Room

22' 1" x 11' ( 6.73m x 3.35m )

UPVC Double glazed window to the front elevation, and UPVC double glazed patio doors to the rear elevation, leading out to the rear garden. Feature fireplace with gas fire fitted, two vertical wall mounted radiators and coving to the ceiling.

## Home Office/ Family Room

10' 4" x 9' 6" ( 3.15m x 2.90m )

An ideal work from home office with UPVC double glazed window to the rear elevation, looking out over the rear garden, coving to the ceiling and wall mounted radiator.

## Open Plan Kitchen/ Dining Room

17' 8" x 14' ( 5.38m x 4.27m )

Extended and re-fitted open plan kitchen/dining room, with a range of wall and base level units and pan draws. Under cabinet lighting, stainless steel one and a half bowl sink and drainer, with swan neck mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, double oven and five ring gas hob with extractor hood over. Space for an upright fridge and freezer, dining table and chairs and a freestanding central island. UPVC double glazed Velux windows providing a good degree of natural light, vertical wall mounted radiator and further wall mounted radiator and recessed spot lights to ceiling. Connecting door to the utility room, UPVC double glazed window and French doors to the rear elevation.

## Utility Room

Fitted with larder units to match the kitchen. Plumbing for washing machine and space for a condensing tumble dryer. Wall mounted radiator, courtesy door to the double garage and UPVC double glazed door to the side elevation.

## First Floor Landing

Galleried landing with stairs rising from the entrance hall. Doors lead off to four bedrooms and the family bathroom. UPVC double glazed window to the front elevation, airing cupboard and access to the loft space.





## Master Bedroom

12' 8" x 11' 10" max ( 3.86m x 3.61m max )

UPVC double glazed windows to the rear and side elevations. Fitted wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece white suite comprising shower cubicle, vanity wash hand basin unit with storage below, low level flush w.c and fully tiled to walls. Extractor fan, shaver point, chrome heated towel rail and recess spot lights to the ceiling. UPVC opaque double glazed window to the side elevation.

## Bedroom Two

12' 8" into wardrobes x 11' ( 3.86m into wardrobes x 3.35m )

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

## Bedroom Three

9' 8" x 9' 4" max ( 2.95m x 2.84m max )

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

## Bedroom Four

11' x 7' 6" ( 3.35m x 2.29m )

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

## Family Bathroom

Three piece white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin with half height tiling. Shaver point, wall mounted radiator and UPVC opaque double glazed window to the front elevation.

## Outside

### Double Garage

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

### Front Garden

Mainly laid to lawn with double width driveway providing off road parking and leading to the double garage. Pathway leads to the front door.

### Rear Garden

The spacious rear garden which is mainly laid to lawn with slate chipping boarders. Mature trees, extended paved patio area which is ideal for entertaining and alfresco dining. Retaining timber fencing, further seating area with a roofed gazebo.

## Council Tax Banding

E





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Property Ref: WFL407461 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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