



Connells

Bluebell Rise
Grange Park Northampton



Property Description

A immaculately presented four bedroom detached Bellway home built to the Stour design, located in the sought after area of Grange Park and within easy access to Foxfield Country Park. The accommodation in brief comprises entrance hall, cloakroom, living room with feature bay window, work from home office, family room, re-fitted kitchen/dining room with french doors opening to the conservatory, and the utility room completing the ground floor accommodation. To the first floor the master bedroom benefits from a dressing area with fitted wardrobes and an en-suite shower room. There are three further good size bedrooms and the re-fitted family bathroom. Outside there are gardens to the front and side, and a driveway leading to the single garage. Ideally located for easy access to transport routes, local schools and amenities, viewing is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation, with further doors leading off to the cloakroom, work from home office, family room, living room and open plan kitchen/dining room. Wall mounted radiator and stairs rising to the first floor landing

Cloakroom

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,

Home Office

8' 8" into door recess x 8' (2.64m into door recess x 2.44m)
Work from home office with UPVC double glazed window to the side elevation and wall mounted radiator.

Family Room

10' 7" into bay window x 9' 4" (3.23m into bay window x 2.84m)
Feature UPVC double glazed bay window to the front elevation. Wall mounted radiator and coving to ceiling.

Living Room

15' 7" into bay window x 9' 11" (4.75m into bay window x 3.02m)
Feature UPVC double glazed bay window to the side elevation. Recessed spotlights to ceiling, two wall mounted radiators and coving to ceiling

Kitchen/ Dining Room

15' 7" x 9' 11" max (4.75m x 3.02m max)
A beautiful modern re-fitted kitchen with a range of wall and base level units. Sinks with mixer tap over and complimentary splash backs. Integrated appliances comprise dishwasher, electric oven, microwave oven and electric hob with stainless steel extractor hood over. Space for American style fridge/freezer and space for dining table and chairs. Under stairs cupboard, wall mounted radiator, recessed spotlights to ceiling and UPVC double glazed window to the rear elevation. Connecting door to the utility room and UPVC double glazed French doors leading to the conservatory.

Conservatory

UPVC double glazed conservatory set on a dwarf wall with UPVC double glazed French doors leading out to the side garden.

Utility Room

Fitted with a range of wall and base level units. Sink and drainer set into a work surface with complimentary tiling to splash back areas. Plumbing for washing machine and space for a tumble dryer, central heating boiler and wall mounted radiator. UPVC double glazed window to the front elevation and partly glazed door to the side elevation.

First Floor Landing

Stairs rise from entrance hall. UPVC double glazed window to rear elevation. Doors leading off to four double bedrooms and the family bathroom. Wall mounted radiator, access to the loft space and to airing cupboard housing the hot water cylinder.

Master Bedroom

11' 4" plus dressing area x 9' 7" (3.45m plus dressing area x 2.92m)
Spacious double bedroom with UPVC double glazed window to the front elevation. Wall mounted radiator and open to the dressing area.

Dressing Area

UPVC double glazed window to the front elevation and range of fitted wardrobes. Connecting door to the en-suite shower room.

En-Suite Shower Room

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

Bedroom Two

10' 4" x 10' 1" max (3.15m x 3.07m max)
UPVC double glazed window to the side elevation. Built-in double wardrobe and wall mounted radiator.

Bedroom Three

10' 3" x 9' 9" (3.12m x 2.97m)
UPVC double glazed window to the side elevation and wall mounted radiator.

Bedroom Four

11' 1" max x 6' 6" (3.38m max x 1.98m)
UPVC double glazed window to the side elevation and wall mounted radiator.

Family Bathroom

Re-fitted three piece modern white suite comprising panelled bath with shower mixer tap over and glazed shower screen, vanity wash hand basin, low level flush w.c and complimentary tiling to splash back areas. Recessed spotlights to ceiling, extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Outside

Single Garage

Single garage with up and over door and power and lighting connected.

Front Garden

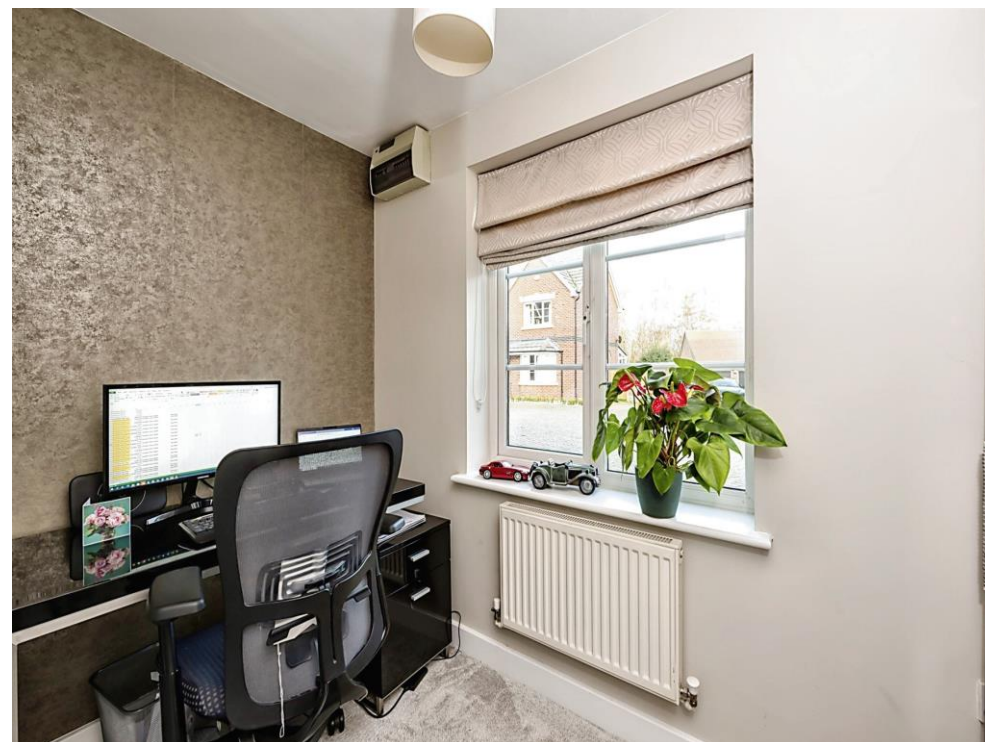
Laid to lawn and pathway leading to the front door. Driveway providing off road parking and leading to the single garage. Gated access to the main garden.

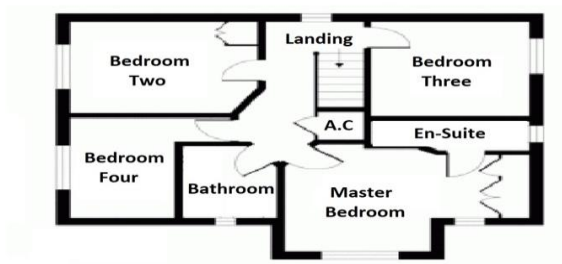
Side Garden

Mainly laid to lawn with extended paved patio providing a great area for entertaining. Shrub borders and retaining timber fencing. Gated access to the front of the house.

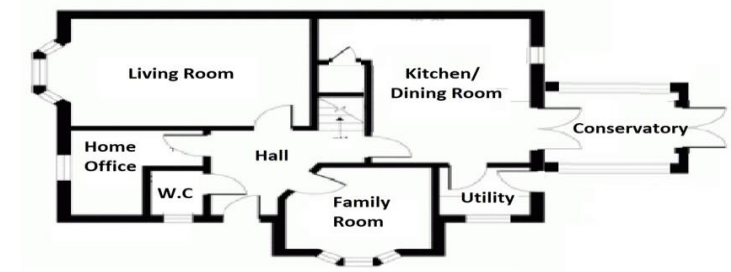
Council Tax Band

E





First Floor



Ground Floor



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EPC Rating: C

view this property online connells.co.uk/Property/WFL407610

Tenure: Freehold



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