

for sale

offers over **£340,000**



## Claystones Northampton NN4 9UY

An absolutely immaculately presented, spacious, two bedroom bungalow situated on a corner plot in a cul-de-sac location in West Hunsbury. Internally the property has been completely refurbished throughout and tastefully decorated with re-fitted kitchen and shower room and landscaped gardens.

# Claystones Northampton NN4 9UY

## Entrance Lobby

Door to the side elevation and further door opening to the spacious entrance hall.

## Entrance Hall

Doors lead off to the cloakroom, living/dining room, kitchen, utility room, two double bedrooms and the re-fitted shower room. Access to the loft space via a pull down ladder.

## Cloakroom

Re-fitted white suite comprising combination 'Geberit' bidet/w.c flush unit, wash hand basin, radiator and opaque double glazed window to the side elevation..

## Living/ Dining Room

17' 2" x 11' 5" ( 5.23m x 3.48m )

Two double glazed windows to the rear elevation and wall mounted radiator.

## Kitchen

11' 6" max x 9' 5" ( 3.51m max x 2.87m )

Beautiful brand new kitchen with a range of wall and base level units. Stainless steel sink and drainer set into work surfaces with matching splash backs. Siemens integrated appliances comprise a single oven and induction hob with cooker hood over. Space for upright fridge freezer, wall mounted radiator, two double glazed windows to the front elevation and glazed courtesy door.

## Utility Room

8' 7" x 4' 10" ( 2.62m x 1.47m )

Base level unit with work surface over. Plumbing for washing machine, cloaks cupboard, wall mounted central heating boiler and double glazed window to the side elevation.,

## Master Bedroom

13' 3" x 11' 8" ( 4.04m x 3.56m )

Good size double room with double glazed window to the rear elevation. Range of fitted bedroom furniture and wall mounted radiator.

## Bedroom Two

11' 8" x 10' 9" ( 3.56m x 3.28m )

Good size double room with double glazed window to the front elevation. Range of fitted bedroom furniture and wall mounted radiator.

## Shower Room

Beautiful re-fitted suite comprising walk-in shower, low level flush w.c and vanity wash hand basin with mixer tap over, and storage below. Fully tiled to walls, grab rails, heated towel rail, extractor fan and recessed spot lights to ceiling. Opaque double glazed window to the side elevation.



## Outside

### Garage

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

### Front Garden

The bungalow occupies a good size plot of approximately 100 ft front to back. The front and side are mainly laid to lawn with inset trees and a seating terrace adjoining the kitchen front door. The driveway is to the side of the bungalow, through wrought iron gates and extends to approximately 75 ft and leading to the single garage and further hard standing.

### Rear Garden

Mainly laid to lawn with flower and shrub border, Cherry and Apple trees and conifer hedging. Newly laid paved patio area, creating a great space to entertain. Driveway and hard standing provides a space for caravan/trailer. Courtesy door to the single garage. Secure gate.

### Council Tax Band

D.





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Property Ref: WFL407472 - 0006

**Tenure:** Freehold

**EPC Rating:** D

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