

for sale

£375,000



Riverstone Way Northampton NN4 9QW

Offered with NO UPWARD CHAIN is this well presented four bedroom detached family home, ideally situated on the desirable location of Hunsbury Meadows. Benefiting from separate reception rooms, a utility room, single integral garage and four double bedrooms, viewing is highly advised.

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Entrance Hall

Glazed door to the front elevation. Further doors lead off to the downstairs cloakroom, living room, and kitchen/breakfast room. Under stairs storage cupboard, wall mounted radiator, coving to ceiling and stairs rising to the first floor landing.

Cloakroom

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

Living Room

17' 4" x 13' 2" (5.28m x 4.01m)

UPVC Double glazed bay window to the front elevation and further UPVC double glazed window to the side elevation. Feature fireplace with coal effect gas living flame fire. wall mounted radiators and coving to ceiling. Door connecting to dining room.

Dining Room

14' 8" max x 8' 6" (4.47m max x 2.59m)

UPVC double glazed French doors to the rear elevation leading out to the rear garden, and further doors connecting to living room and kitchen/breakfast room. Wall mounted radiator and coving to ceiling.

Kitchen/ Breakfast Room

10' 11" x 10' 7" (3.33m x 3.23m)

Fitted kitchen with a range of wall and base level units. One and a half bowl stainless steel sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprising a double oven and four ring gas hob with extractor hood over. Wall mounted radiator, wine rack, plumbing for dishwasher and space for breakfast table and chairs. UPVC double glazed window to the rear elevation and connecting door to the utility room.

Utility Room

Fitted with base and wall level units. Plumbing for washing machine and space for tumble dryer. Space for under counter fridge/ freezer. Wall mounted radiator, door to rear elevation and further door connecting to the single integral garage.

First Floor Landing

UPVC double glazed window to the front elevation. Stairs rising from the entrance hall, and doors leading off to the four double bedrooms and the family bathroom. Airing cupboard, wall mounted radiator and access to the loft space.

Master Bedroom

13' 3" x 12' 8" (4.04m x 3.86m)

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



En-Suite Shower Room

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

Bedroom Two

11' 9" x 11' 3" (3.58m x 3.43m)

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

Bedroom Three

11' 10" x 10' 9" plus door recess (3.61m x 3.28m plus door recess)

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

Bedroom Four

10' 8" x 9' 1" (3.25m x 2.77m)

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

Family Bathroom

Three pieces suite comprising panelled bath with shower mixer tap, low level flush w.c and a pedestal wash hand basin with complimentary tiling to the splash back areas. Wall mounted

radiator, extractor fan, shaver point and UPVC opaque double glazed window to the rear elevation.

Outside

Single Integral Garage

16' 8" x 9' (5.08m x 2.74m)

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

Front Garden

Mainly laid to lawn with mature hedging to the front. Driveway providing off road parking for two cars side by side and leading to the single integral garage. Gated access to the side leads to the rear garden.

Rear Garden

Fully enclosed rear garden which is mainly laid to lawn with a paved patio area and gated access to the side leading to the rear garden.

Council Tax Band

F.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

EPC Rating: D

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