

for sale

£425,000



Gresham Drive Northampton NN4 9SZ

A well presented and extended family home ideally located in the popular area of West Hunsbury. Set within easy access to good transport routes, local schools and amenities, viewing of this versatile home are highly advised to fully appreciate.

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Entrance Porch

Door to the front elevation and multi pained glazed door opening to the living room.

Living Room

21' 11" max x 13' 11" (6.68m max x 4.24m)

Double glazed patio doors to the rear elevation leading to the rear garden. Feature fireplace, wall mounted radiator and stairs rising to the first floor landing. Under stairs storage cupboard, double glazed window to the front elevation and multi pained glazed French doors opening to the kitchen/dining room.

Open Plan Kitchen/Dining Room

21' 11" x 9' 10" (6.68m x 3.00m)

Fitted kitchen with a range of wall and base level units. Stainless steel sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise electric oven and electric hob with cooker hood over. Plumbing for dishwasher and space for American style fridge/freezer. Wall mounted radiator, space for dining table and chairs. Double glazed window to the front elevation and double glazed door to the rear elevation with complimentary double glazed windows either side, and leading out to the rear garden. Connecting door to the utility room.

Utility Room

10' 2" x 11' 2" (3.10m x 3.40m)

Spacious utility room with a range of wall and base level units. Stainless steel sink and drainer with mixer tap over, set into work surfaces and tiled to splash back areas. Plumbing for washing machine, Doors leading off to the downstairs cloakroom and lobby. Wall mounted radiator and double glazed window to the rear elevation.

Cloakroom

White suite comprising low level flush w.c and vanity wash hand basin and fully tiled to walls and floor. Opaque double glazed window to the front elevation.

Lobby

UPVC lobby with double glazed windows to the front and rear elevations. Double glazed door to the front elevation and further door leading to the utility room.

First Floor Landing

Stairs rise from the living room. Double glazed window to the front elevation, airing cupboard, wall mounted radiator and access to the loft space.

Master Bedroom

11' 9" plus door recess x 10' 4" (3.58m plus door recess x 3.15m)

Double glazed window to the front elevation. 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 and fully tiled to walls. Opaque double glazed window to the front elevation.

Bedroom Two

10' 3" x 11' 6" (3.12m x 3.51m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

12' 3" x 8' 7" (3.73m x 2.62m)

Double glazed window to the rear elevation and wall mounted radiator.

Home Office/ Dressing Area

6' 6" x 6' 4" (1.98m x 1.93m)

Ideal as a work from home office/dressing room with double glazed window to the front elevation and connecting door to the fourth bedroom

Bedroom Four

13' 3" x 8' 1" (4.04m x 2.46m)

Double glazed windows to the front and rear elevations and wall mounted radiator.

Family Bathroom

Three piece white suite comprising panelled bath, low level flush w.c and wash hand basin with complimentary tiling to splash back areas. Wall

mounted radiator and opaque double glazed window to the side elevation.

Outside

Driveway

An extended block paved driveway provides off road parking for several cars and leads to the single integral garage. Gated access either side of the property providing access to the rear garden.

Integral Garage

16' 11" x 8' 4" (5.16m x 2.54m)

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

Rear Garden

The rear garden backs to a woodland area, and benefits from a good degree of privacy. A large paved patio area captures the Southerly and Westerly sun and is ideal for entertaining or alfresco dining. Retaining timber fencing and gated access either side providing access to the front of the house.

Agents Notes

The property benefits from Solar Panels.

Council Tax Band

C.





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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Property Ref: WFL407740 - 0005

Tenure: Freehold

EPC Rating: C

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