

for sale

offers in excess of **£350,000**



Riverstone Way Northampton NN4 9QH

Set in the conveniently located area of Hunsbury Meadows is this well presented detached family home benefiting from an open plan kitchen/dining room, UPVC conservatory, three good size bedrooms and a work from home office.

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Entrance Hall

Door to the front elevation with further doors leading off to the downstairs cloakroom, living room and kitchen/dining room. Wall mounted radiator and stairs rising to the first floor landing.

Cloakroom

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

Living Room

14' 9" x 11' 2" plus bay (4.50m x 3.40m plus bay)

Feature UPVC double glazed bay window and further UPVC double glazed window both to the front elevation. Fireplace with multi fuel wood burner, TV point, two wall mounted radiators, coving to ceiling and glazed French doors which opening to the kitchen/dining room.

Kitchen/ Dining Room

23' 3" x 8' 9" (7.09m x 2.67m)

Fitted with a range of wall and base level units. Stainless steel one and a half sink and drainer with swan neck mixer tap over, set into work surfaces and surfaces and tiled to splash back areas. Integrated appliances comprise double electric oven and gas hob with cooker hood over. Plumbing for washing machine and dishwasher and space for upright fridge/freezer. Recessed

spot lights to ceiling. Wall mounted radiator, under stairs storage cupboard and space for dining table and chairs. UPVC double glazed window to the rear elevation and double glazed patio doors opening to the conservatory.

Conservatory

14' 11" x 10' 3" (4.55m x 3.12m)

UPVC conservatory set on a dwarf wall with UPVC double glazed French doors leading out to the rear garden. Wall mounted radiator and complimented by Amtico flooring.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three good size bedrooms and the family bathroom. UPVC double glazed window to the side the elevation and access to the loft space.

Bedroom One

13' x 10' 3" plus bay (3.96m x 3.12m plus bay)

UPVC double glazed bay window to the front elevation. Range of 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, low level flush w.c and vanity wash hand basin with further tiling to splash back areas. Shaver point, extractor fan and wall mounted



radiator. UPVC opaque double glazed window to the front elevation.

Bedroom Two

10' 2" x 8' 2" plus door recess (3.10m x 2.49m plus door recess)
UPVC double glazed window to the rear elevation. Built-in wardrobes and wall mounted radiator.

Bedroom Three

7' 9" x 7' 1" (2.36m x 2.16m)
UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Re-fitted three piece white suite comprising panelled bath with shower over, low level flush w.c and vanity wash hand basin. Fully tiled to walls and floor, shaver point, extractor fan and chrome heated towel rail. UPVC opaque double glazed window to the rear elevation.

Outside

Home Office

The garage has been partially converted to create a work from home office, with UPVC double glazed window to the rear elevation, connecting door to the storage area and UPVC partly glazed door to the rear garden.

Garage Storage Area

With the garage being partially converted to create the home office, the reaming space provides a storage area with up and over door, power and lighting and connecting door to the home office.

Front Garden

Pebbled frontage with the addition of a driveway to the side of property, which provides off road parking. Gated access to the side which leads to the rear garden.

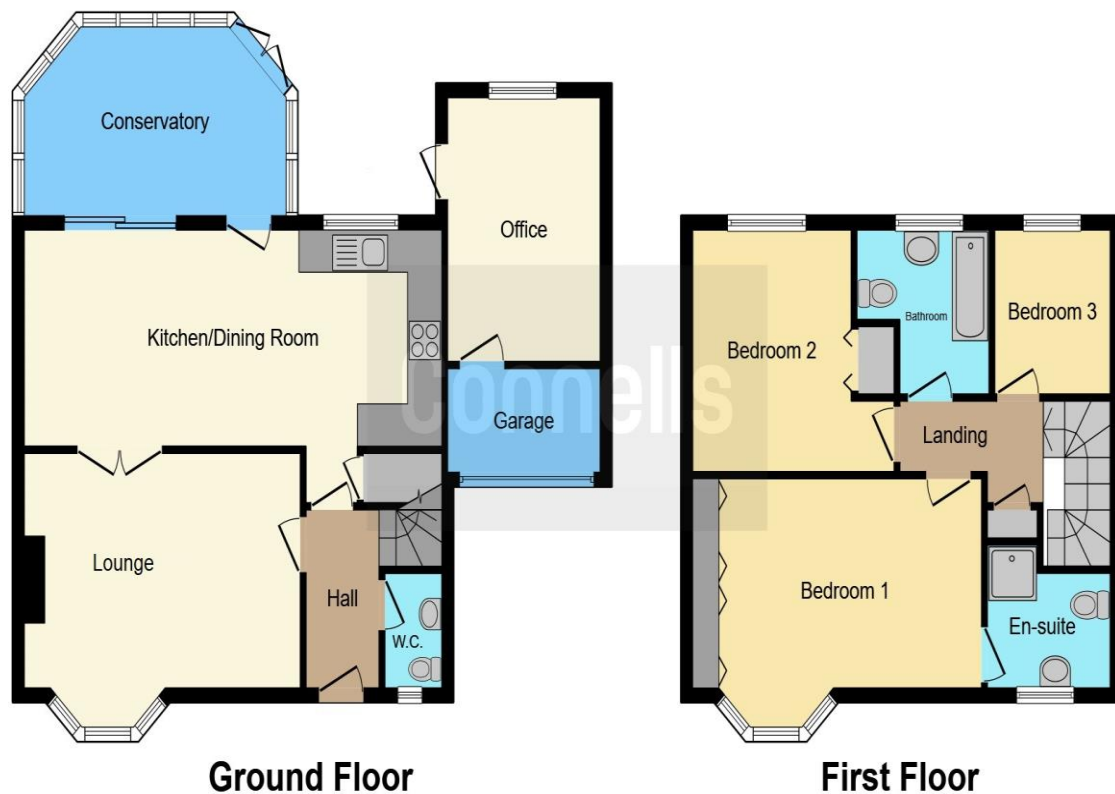
Rear Garden

Mainly laid to lawn with flower and shrub border and a circular paved patio set in. Further paved patio area which is ideal for entertaining. Courtesy door to the home office and gated access leading to the front of the house. Retaining timber fencing and timber storage shed.

Council Tax Band

D.





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Tenure: Freehold

EPC Rating: D

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