

for sale

£415,000



## Ravens Croft Northampton NN4 0RL

Offered to the market with NO UPWARD CHAIN is this versatile four/five bedroom detached family home which is ideally located in a cul-de-sac in the popular area of East Hunsbury. IN NEED OF MODERNISATION, viewing is highly advised to fully appreciate.

# Ravens Croft Northampton NN4 0RL

## Entrance Hall

Door to the front elevation with complimentary double glazed window to the side. Further doors lead off to the downstairs cloakroom, living room, dining room and kitchen. Under stairs storage cupboard and cloaks cupboard. 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 complimentary tiling to splash back area and extractor fan.

## Living Room

15' 8" x 12' 8" ( 4.78m x 3.86m )

UPVC double glazed window to the front elevation. Brick fireplace, dado rail, wall lights and coving to ceiling. Wall mounted radiator and open to the dining room.

## Dining Room

13' x 10' 2" ( 3.96m x 3.10m )

Double glazed patio doors to the rear elevation, and UPVC double glazed window to the side elevation. Dado rail, coving to ceiling and wall mounted radiator.

## Kitchen

10' 2" x 9' 10" ( 3.10m x 3.00m )

Fitted kitchen with a range of wall and base level units. Sink and

drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Integrated electric oven and four ring gas hob with cooker hood over. Plumbing for dishwasher, wall mounted radiator and serving hatch. Connecting door to the family room.

## Family Room

15' 8" x 10' 5" max ( 4.78m x 3.17m max )

Accessed from the kitchen and with a courtesy door to the rear garden, this area is ideal as a family room or as a second living room with connecting door to the home office/bedroom five. Wall mounted radiator, Velux style double glazed skylight and area for a utility space with plumbing for a washing machine and space for a tumble dryer.

## Home Office/ Bedroom Five

12' 5" x 10' 5" ( 3.78m x 3.17m )

Ideal as a work from home office. Wall mounted radiator and two Velux style double glazed skylights providing a good degree of natural light.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four bedrooms and the family bathroom and access to the loft space.



## Master Bedroom

11' 5" plus door recess x 10' 5" ( 3.48m plus door recess x 3.17m )  
UPVC double glazed window to the front elevation. Fitted double wardrobe, wall mounted radiator and recessed spotlights to ceiling. Connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece white suite comprising shower, pedestal wash hand basin and low level flush w.c. Wall mounted radiator, fully tiled to walls and UPVC opaque double glazed window to the side elevation.

## Bedroom Two

10' 9" x 10' 5" ( 3.28m x 3.17m )  
UPVC double glazed window to the rear elevation and wall mounted radiator.

## Bedroom Three

9' 10" x 7' 7" ( 3.00m x 2.31m )  
UPVC double glazed window to the rear elevation and wall mounted radiator.

## Bedroom Four

9' 6" x 6' 3" plus recess ( 2.90m x 1.91m plus recess )  
UPVC double glazed window to the front elevation. Wall mounted radiator, over stairs cupboard and airing cupboard housing the hot water cylinder.



## Family Bathroom

Three piece white suite comprising corner bath with shower mixer tap, pedestal wash hand basin, low level flush w.c and fully tiled to walls and floor. Wall mounted radiator, shaver point and UPVC opaque double glazed window to the side elevation.

## Outside

### Single Garage

Tandem length single integral garage with power and lighting connected. Courtesy door to the rear garden.

### Front Garden

Mainly laid to lawn with mature trees and shrub borders. Driveway providing off road parking and leading to the tandem length garage. Steps to the front door.

### Rear Garden

Mainly laid to lawn with mature shrub borders. Patio area, retaining brick wall and timber fencing. Courtesy door to the tandem length garage and further family room.

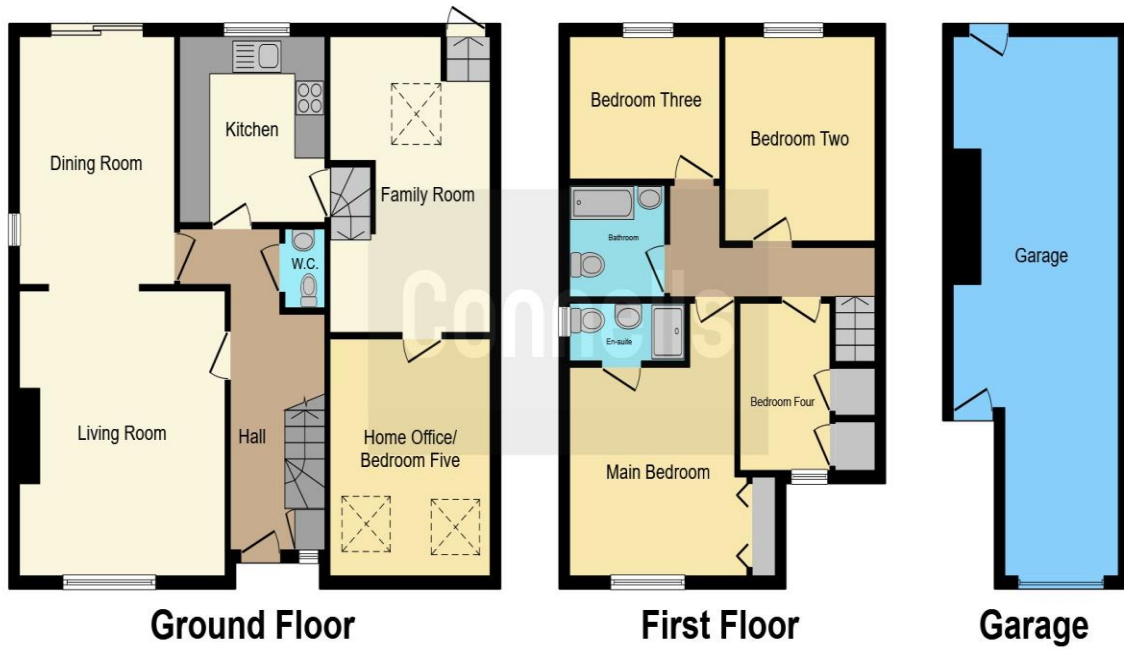
## Agents Note

New electric consumer unit was installed in January 2023.

## Council Tax Banding

E.





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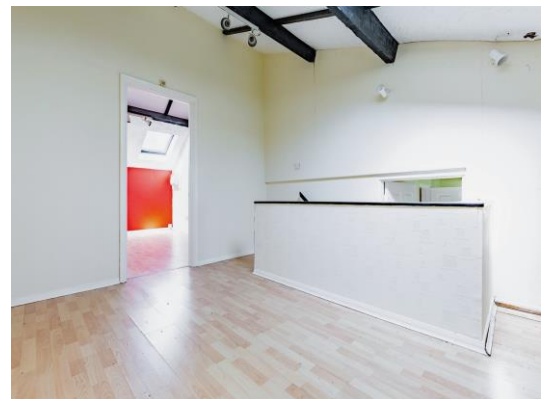
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Property Ref: WFL407474 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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