



Oak Close, Hartwell, NN7 2JX



8 Oak Close
Hartwell
Northamptonshire
NN7 2JX

£399,995

Well presented and large extended 3-4 bedroom detached house offering extensive living accommodation, and the flexibility of the fourth ground floor bedroom with en-suite shower room.

The property is located in a small cul-de-sac with in short walking distance of Salcey Forest. It has accommodation comprising an entrance hall, sitting room/ ground floor bedroom 4 with en-suite shower room, separate living room and a large open plan kitchen/family/dining room plus utility room. On the first floor there are 3 good size bedrooms to include a master bedroom with en-suite shower room plus a large modern family bathroom complete with separate shower. The property has front and rear gardens with parking for at least two cars and an enclosed rear garden.

The village has schools, shops, pub and a church, and is located on the edge of the picturesque Salcey Forest which is just a short walk away and is conveniently located for M1 motorway junctions 14 & 15 and railway stations at Central Milton Keynes, Wolverton and Northampton

- Large Extended Accommodation
- Flexible Accommodation
- 3-4 Bedroom Detached House
- Ground Floor En-suite Bedroom 4/ Reception Room
- Large Open Plan Kitchen/ Dining/ Family Room
- Separate Living Room
- Master Bedroom with En-suite
- 3 Bath/ Shower Rooms
- Village Cul-De-Sac Location
- Short Walk to Salcey Forest





Ground Floor

A front door opens to the hall which has doors to the living living room and sitting room/ bedroom 4.

The sitting room/ bedroom 4 is versatile room created from the converted garage with a cupboard housing the metres, window to the front, air-conditioning unit and an en-suite shower room with a modern white suite comprising WC, wash basin and shower cubicle. Window to the side.

A living room as a window to the front, a media wall with a feature fireplace and a recess for a wall mounted TV and sound bar, stairs to the first floor and the door to the open plan kitchen/dining room/family room.

The heart of this home is a large extended open plan kitchen/family/dining room. The family/dining room has laminate wood flooring, part vaulted ceiling with skylight windows and patio doors opening to the rear garden. The kitchen area has an extensive range of units to floor and wall levels with composite worktops, one and a half ball sink unit and integrated appliances to include a gas range cooker with multiple ovens and 5 ring gas hob, dishwasher dishwasher, and space for a wine cooler. Vaulted ceiling with skylight window.

A utility room has matching kitchen units, plumbing for washing machine and tumble dryer, space for a side-by-side fridge freezer, gas central heating boiler and door to the side.

First Floor

The landing has access to loft with a pulldown ladder, cupboard and doors to all rooms.

Bedroom 1 is a large double bedroom with a window overlooking the rear garden, storage cupboard and an en-suite shower room with a modern white suite comprising WC, wash basin with vanity unit and a shower cubicle. Tiled floor and walls.

Bedroom 2 is double bedroom located to the front.

Bedroom 3 is a double bedroom located to the front.

A large family bathroom has a four piece suite comprising WC, wash basin, double ended bath with handheld mixer tap shower and a separate shower cubicle. Fully tiled walls and a window to the rear.

Outside

Front garden is laid with block paving providing off-road parking for at least two cars.

The rear garden has patios, pathway, lawn and some stock beds. Two garden sheds- one with power and light connected.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Location - Hartwell

Hartwell Village lies immediately adjacent to the stunning Salcey Forest - an ancient Medieval Hunting Forest which today offers a more sedate life style with public footpaths, bridle ways, cycle tracks, a cafe, and a vertigo inducing tree top walk with stunning views over the forest canopy and miles beyond. The village has facilities to include a village general store, coal merchant, primary school, church, and community centre. Milton Keynes (30 minute trains to London Euston) and Northampton are similar distances away, and junction 15 of the M1 is just a short drive away

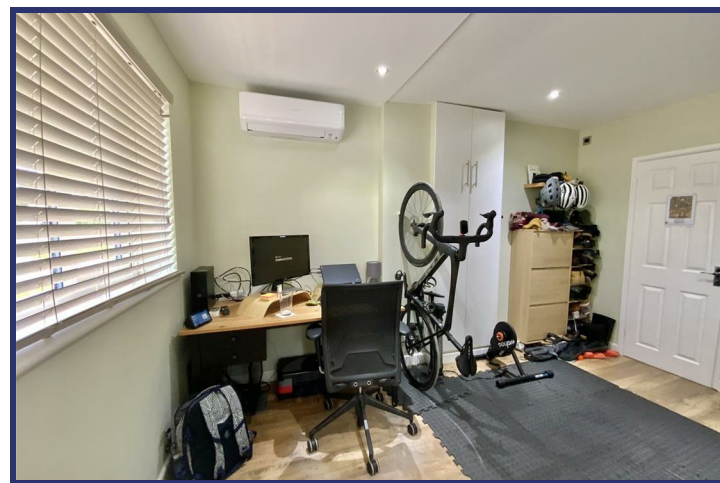
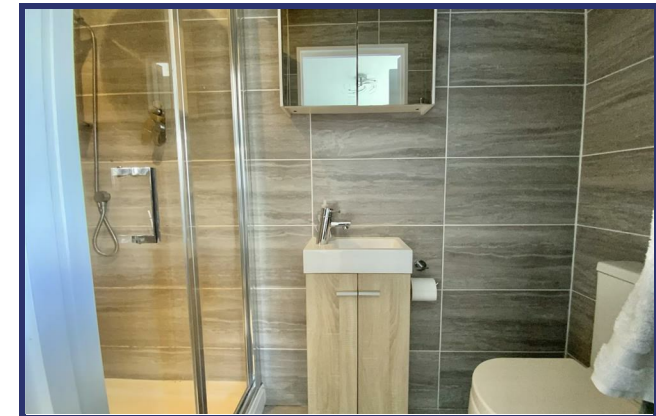
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Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

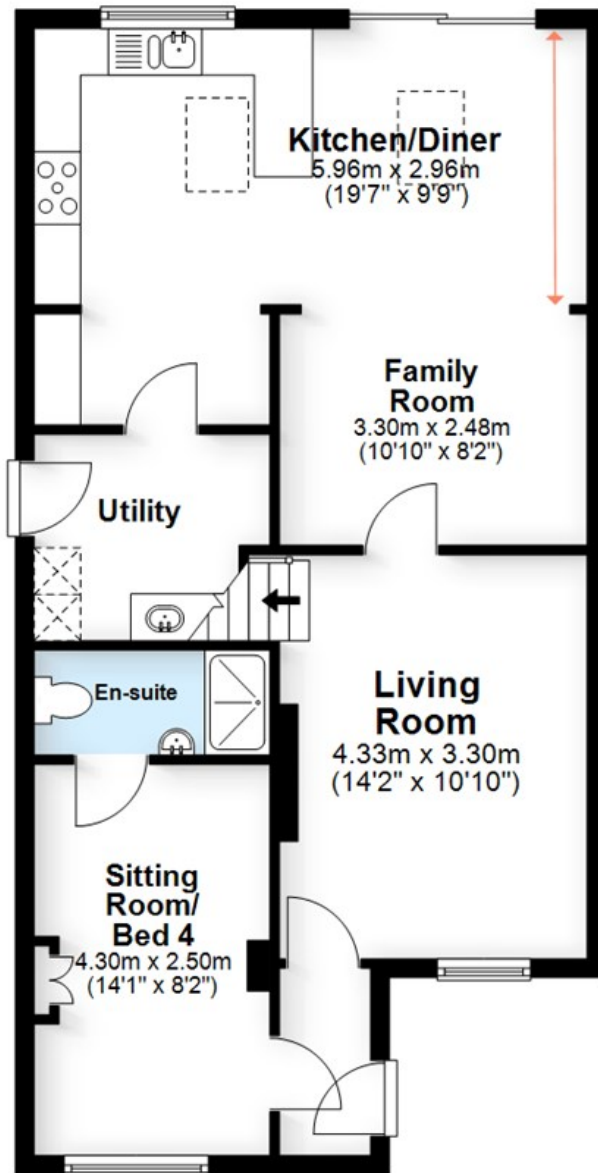






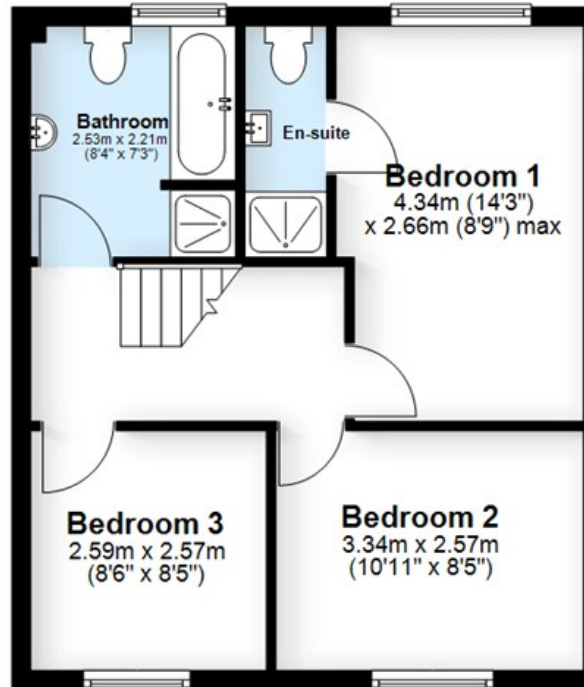
Ground Floor

Approx. 66.7 sq. metres (717.9 sq. feet)



First Floor

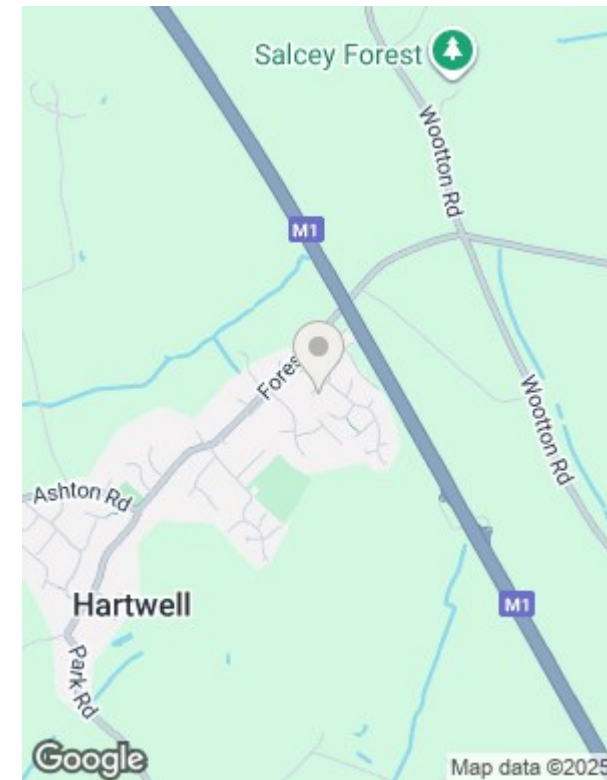
Approx. 40.9 sq. metres (439.8 sq. feet)



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

