



North Western Avenue

Kingsthorpe, Northampton

oriordanbond
SALES & LETTINGS



North Western Avenue

Kingsthorpe
NN2 8HL

Offers Over
£475,000

A well presented and extended three bedroom detached family home, located on the popular North Western Avenue, in the heart of Kingsthorpe. The property is within walking distance to local amenities and has been improved to a high standard throughout by the current owners.

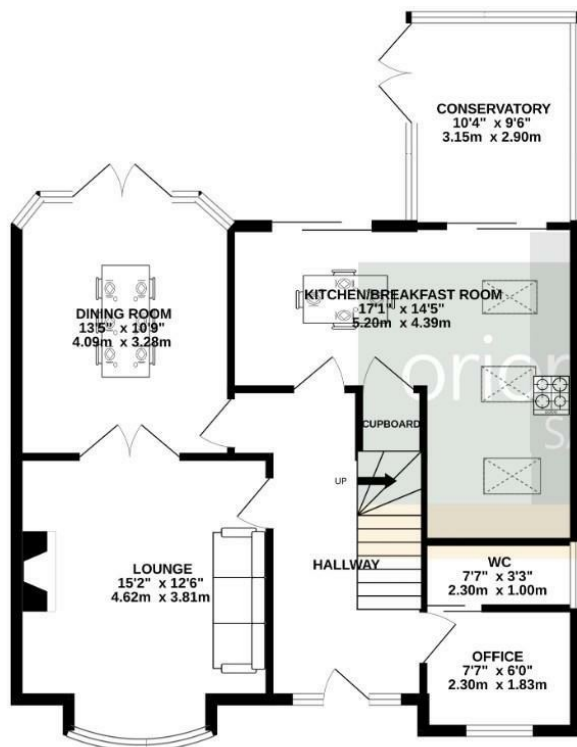
Accommodation comprises entrance hall, home office, cloakroom/WC, bay fronted sitting room with feature fireplace, separate dining room and an open plan kitchen/breakfast room with fitted appliances which leads into the conservatory overlooking the garden. From the first floor landing are three double bedrooms with fully tiled en-suite to bedroom three, fitted wardrobes to master and second bedroom and a separate four-piece family bathroom. Outside is a landscaped rear garden which wraps round the entire property with several patio areas for entertaining, laid to lawn areas and shrub borders. To the front of the property is a block paved driveway that leads to a separate double garage. Further benefits include gas radiator heating with newly fitted combination boiler and uPVC double glazing. (A/1253/L)

- Extended three bedroom detached family home
- En-suite to bedroom three
- Two reception rooms and conservatory
- Open plan kitchen/breakfast room
- Wrap around landscaped rear garden
- Driveway and double garage

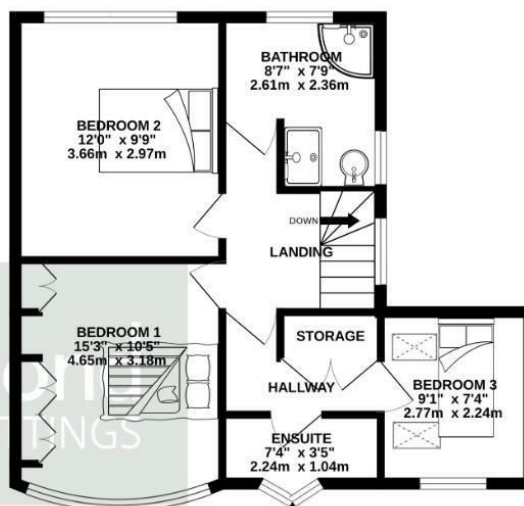




GROUND FLOOR

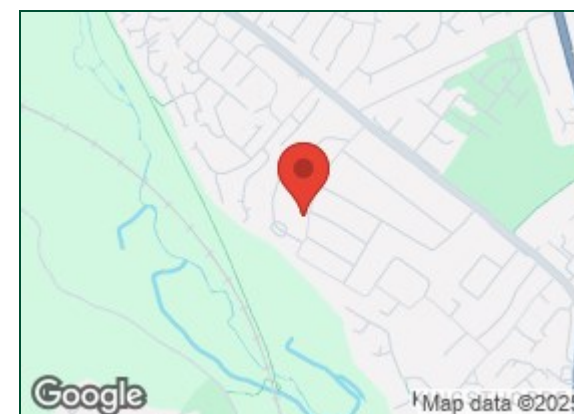


1ST FLOOR



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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