

Connells

Boughton Hill Gardens
Northampton

# Boughton Hill Gardens
# Northampton NN2 8GS

for sale
**£775,000**







## Entrance Hall

Opaque double glazed door to the front elevation and double glazed window to the side elevation. Further doors lead off to the downstairs cloakroom, work from home office and living room. Herringbone floor, under floor heating and Oak and Glass staircase rising to the first floor landing. .

## Cloakroom

Modern two piece suite comprising low level flush w.c and vanity wash hand basin with storage below. Herringbone floor with under floor heating and opaque double glazed window to the side elevation.

## Home Office

Spacious work from home office with double glazed windows to the front and side elevations, and under floor heating.

## Living Room

A cosy formal living room with double glazed windows to three elevations and under floor heating.

## Kitchen/ Dining/ Family Room

## Kitchen Area

Impressive fitted kitchen with a range of wall and base level units. Sink set below Quartz work top and Quooker hot/cold tap along with sparkling water over. Integrated appliances comprise dishwasher, fridge/freezer and wine cooler. Upgraded Siemens triple ovens, with wifi controlled steam oven, combi oven, microwave oven and induction hob with extractor hood over. Double glazed window to the rear elevation, Herringbone floor with under floor heating and feature central island with Quartz counter top and seating for five people.

## Dining/ Family Area

Spacious open plan dining/family area with double glazed windows to the side elevations. Feature bi-folding doors open to the landscaped rear garden and the extended paved patio which is ideal for entertaining and alfresco dining. Herringbone floor with under floor heating and space of a eight to ten seater dining table and chairs and further space for a lounge suite.

## Laundry Room

Base level unit with sink set below Quartz work top and swan neck mixer tap over. Plumbing for washing machine and space for tumble dryer. Herringbone floor with under floor heating, central heating boiler, upgraded solar battery storage and opaque double glazed door to the side elevation.

## First Floor Landing

Galleried landing with feature Oak and glass staircase rising from the entrance hall. Vaulted ceiling with double glazed Velux providing a good degree of natural light. Remote controlled wall lighting and double glazed window to the side elevation. Doors lead off to four double bedrooms and the family bathroom. Wall mounted radiator and access to a loft cupboard.

## Master Bedroom

Spacious master bedroom with vaulted ceiling and feature double glazed window to the rear elevation. Two wall mounted radiators and open to the dressing area, which leads on to the en-suite bathroom.

## Dressing Area

Two double fitted wardrobes, fitted draws and shelving. Double glazed Velux window with remote blind, and connecting door to the en-suite bathroom.

## En-Suite Bathroom

Modern five piece white suite comprising bath and separate double shower cubicle, low level flush w.c and His and Hers wash hand basin with mixer taps over and set on a vanity unit. Complimentary tiling to splash back areas and floor. Chrome heated towel rail, extractor fan and double glazed Velux window.

## Bedroom Two

Feature vaulted ceiling and double glazed window to the front elevation. Space for free standing wardrobes, wall mounted radiator connecting door to the en-suite shower room.

## En-Suite Shower Room

Modern three piece white suite comprising double shower cubicle, low level flush w.c and wash hand basin with complimentary tiling to splash back areas and floor. Chrome heated towel rail, extractor fan and double glazed Velux window.

## Bedroom Three

Vaulted ceiling and feature double glazed window to the rear elevation. Space for free standing wardrobes and wall mounted radiator.

## Bedroom Four

Double glazed window to the front elevation. Space for free standing wardrobes and wall mounted radiator.

## Family Bathroom

Modern three piece white suite comprising bath with shower over and glazed shower screen, low level flush w.c and vanity wash hand basin with complimentary tiling to splash back areas and floor. Chrome heated towel rail, extractor fan and double glazed Velux window.

## Outside

## Garage And Parking

Block paved driveway providing off road parking for several cars and a convenient EV charging point, and leading to a wider than normal single garage with Horman remote controlled garage door and power and lighting connected.

## Front Garden

Mainly laid to lawn with pathway leading to the front door. Mature shrub borders, outside lighting and gated access to either side of the property leading to the rear garden.

## Rear Garden

Landscaped Westerly facing rear garden which is mainly laid to lawn with an extended paved patio area. To the rear of the garden there is a large wooden deck which is ideal for entertaining and alfresco dining, with raised fencing creating a cosy seating area. Enclosed timber fencing and outside lighting. Gated access either side of the house leading to the front and driveway.




















Total floor area 226.0 m² (2,433 sq.ft.) approx

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.propertybox.io

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EPC Rating: B

Council Tax Band: G

Tenure: Freehold

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