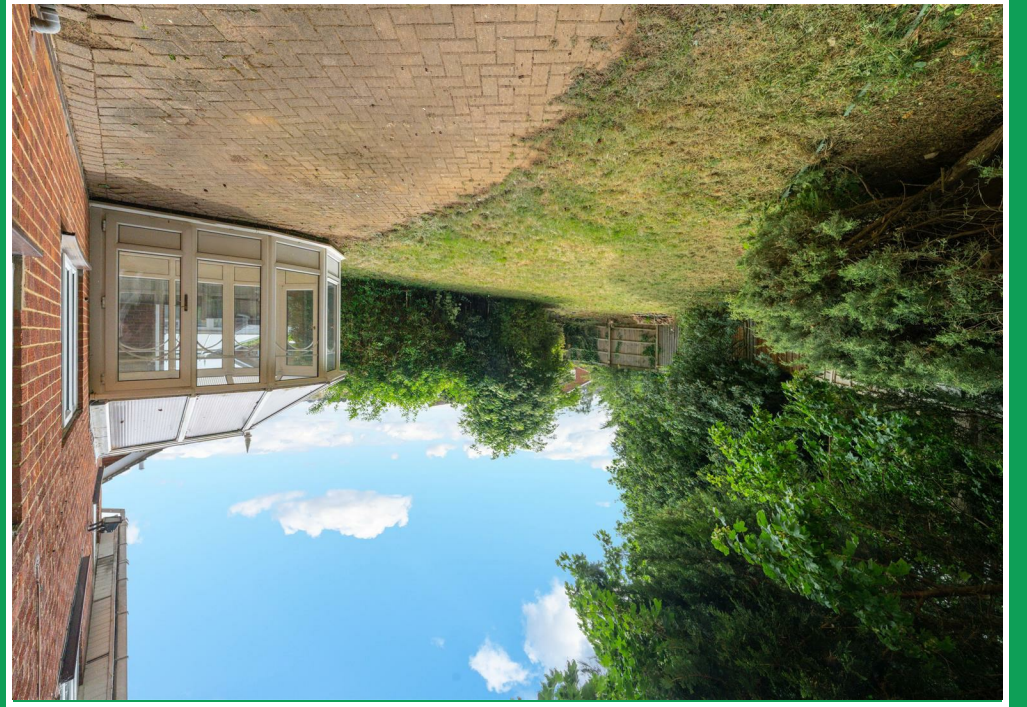


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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34 Wensleydale, Northampton, NN2 8UT

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A fantastic opportunity to acquire and remodel this four-bedroom detached family home, ideally situated on the outskirts of Kingsthorpe. Offering excellent potential for modernisation and improvement, the property presents an exciting prospect for buyers looking to create a bespoke family home in a desirable residential location. Extending to approximately 1,200 sq ft, the well-proportioned accommodation comprises an entrance hall, spacious lounge, conservatory, dining room, kitchen, and ground-floor WC. To the first floor are four bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. Externally, the property enjoys a south-east-facing rear garden, benefiting from a sunny aspect and a high degree of privacy, making it ideal for families and outdoor entertaining. To the front, there is ample off-road parking and access to a detached double garage. Offered to the market with no upper chain, this is a rare opportunity to secure a property with significant scope for enhancement in a sought-after location.

Price £365,000 Freehold

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

12'00 x 5'10

Entered via a solid wood front door there are stairs rising to the first floor and doors to:-



LOUNGE

19'04 x 10'05

Benefitting from windows to the front elevation, there is carpet fitted with TV points connected and doors to:-

CONSERVATORY

9'11 x 9'06

A door to the rear garden with a wood effect tiled floor.

DINING ROOM

13'01 x 8'10

A three casement window to the rear garden, there is a service hatch to the kitchen and double doors from the entrance hall.



KITCHEN

13'01 x 8'09

Fitted with a range of floor and wall-mounted cabinets with composite worktops and tiled splashbacks. There is a x4 gas hob with extractor above and oven below, an integrated dishwasher and space for a washing machine. Windows overlook the rear garden and a door to the side elevation.



WC

5'09 x 4'06

Suite comprising WC and vanity unit wash basin with a tiled walls, an Ideal combination boiler and window to the side elevation.

FIRST FLOOR

LANDING

A window to the front elevation and



BEDROOM ONE

13'00 x 9'05

Windows to the rear overlooking the garden. There is space for a double bed with integrated storage and a door to:-



ENSUITE

6'01 x 6'00

Suite comprising WC, hand wash basin and shower cubicle with a window to the rear elevation.



BEDROOM TWO

9'06 x 9'05

A three casement window to the rear elevation with space for a double and carpet fitted.



BEDROOM THREE

9'07 x 9'05

An L-shaped room with integrated wardrobes and a three casement window to the front. There is space for a double bed.



BEDROOM FOUR

7'08 x 6'05

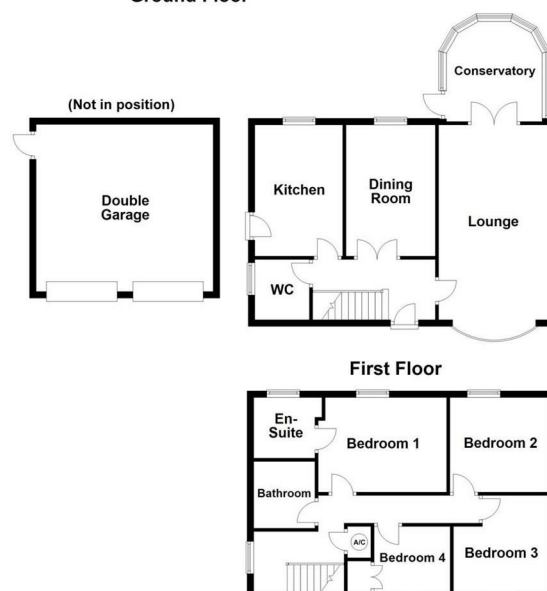
Windows to the front elevation and space for a single bed.



BATHROOM

6'01 x 6'08

Suite comprising bath with power shower over, WC and vanity wash basin unit with tiled walls and window to the side elevation.



For illustration purposes only - not to scale

OUTSIDE

REAR GARDEN

The garden is mainly laid to lawn with a fenced boundary and access from the side. There is space between the house and the garage for storage and a pedestrian gate to:-

FRONT DRIVEWAY

The property benefits from a tarmac front driveway providing parking for multiple vehicles and access to:-

DOUBLE GARAGE

16'07 x 17'07

With an up-and-over door to the front elevation, there is storage to the eaves and electricity is connected. There is a pedestrian door to the side.

SERVICES

Mains water, gas and electricity are connected. None of the services have been tested.

HOW TO GET THERE

From Northampton town centre, proceed in a northerly direction along the Barrack Road and Kingsthorpe Road. Upon entering Kingsthorpe, turn left where the road bears around to the left at Waitrose onto the Welford Road. Proceed for approximately half a mile down this road and take your last turn on the left into Fylingdale. Turn right onto Wensleydale and follow the road to the end of the hill, where the property can be found on the right-hand side.

LOCAL AMINITIES

Within easy walking distance of Kingsthorpe shopping area, offering a wide range of amenities including supermarkets, shops, cafés, public houses, restaurants, a library, Post Office, pharmacy and medical facilities. Regular bus services provide convenient access to Northampton town centre, while a choice of well-regarded primary and secondary schools are located nearby. The area also benefits from local parks and green spaces, ideal for leisure and recreation.