

NEW INSTRUCTION



HARDINGSTONE

Ansell Way, Hardingstone, NN4 6DP



DAVID COSBY
ESTATE AGENTS



DAVID COSBY
ESTATE AGENTS

Ansell Way

Hardingstone, Northampton, NN4 6DP

Total GIA (Gross Internal Area) Approx. 101 sqm (1087 sqft)



Features

- Extended three-bedroom semi-detached family home
- Bright and welcoming extended entrance hall
- Fitted kitchen with range cooker and generous storage
- Spacious family/dining room with garden access
- Two double bedrooms and a single bedroom
- First-floor family bathroom and ground-floor cloakroom
- Enclosed rear garden with raised decking, lawn and shed
- Resin driveway providing off-road parking for one vehicle

Description

An extended three-bedroom semi-detached home situated in the established village of Hardingstone, with convenient access to local amenities and Northampton. The property offers a practical family layout, with separate sitting and family spaces, an enclosed rear garden and off-road parking.

The extended entrance hall provides a welcoming reception area, with access to a cloakroom and a well-proportioned sitting room overlooking the rear garden. The fitted kitchen offers generous cupboard and worktop space, a range cooker and provision for appliances. An open archway leads into the extended family/dining room, where a broad rear window provides natural light, with a door opening onto the decking.

Upstairs are two double bedrooms and a single bedroom, which could also serve as a home office. The family bathroom is fitted with a white suite and an electric shower over the bath. A fitted loft ladder provides access to the partially boarded roof space.

Outside, a lawned front garden sits alongside a resin driveway providing parking for one vehicle. Gated side access leads through to the enclosed rear garden, where raised decking provides space for outdoor seating. Beyond is a lawn with planted borders, a gravelled area and a timber storage shed.

AN EXTENDED THREE-BEDROOM SEMI-DETACHED HOME IN HARDINGSTONE, OFFERING A SEPARATE SITTING ROOM, A BRIGHT FAMILY/DINING ROOM OPENING ONTO AN ENCLOSED REAR GARDEN, AND OFF-ROAD PARKING.



Accommodation

Entrance Hallway

Extended to the front, the entrance hall provides a bright and welcoming reception area, with a front-facing window and a partially glazed composite entrance door to the side. Carpeted flooring continues to the staircase, which rises to the first floor. Doors lead to the cloakroom, sitting room and kitchen, with the family/dining room beyond.

Cloakroom / WC

Fitted with a WC and compact wash hand basin with a tiled splashback. Vinyl flooring provides a practical finish, while an obscured double-glazed window to the front allows natural light whilst maintaining privacy.

Sitting Room

A well-proportioned sitting room with a wide double-glazed window overlooking the rear garden. A fireplace forms a focal point, while carpeted flooring and ceiling coving give the room a comfortable, traditional feel. There is ample space for sofas and additional occasional furniture.

Kitchen & Family / Dining Room

The extended kitchen and family/dining room provides a sociable space for everyday living, with room for both a dining table and comfortable seating.

Kitchen

Fitted with a comprehensive range of wall and base units, complemented by marble-effect worktops and tiled splashbacks. A one-and-a-half-bowl sink sits beneath the side-facing window, while a range cooker provides a five-burner gas hob, electric oven, grill and warming tray, with an extractor hood above. There is space and plumbing for laundry appliances and a dishwasher, together with a deep storage recess currently accommodating an American-style fridge/freezer, which could alternatively serve as a pantry. A partially glazed door provides access to the side courtyard.

Family / Dining Room

An open archway connects the kitchen to the rear extension, where a broad window overlooks the garden and brings in natural light. The room comfortably accommodates dining and seating areas, with wood-effect flooring throughout and a door opening onto the rear decking.





Accommodation

First Floor Landing

A dog-leg staircase leads to the carpeted landing, with a front-facing double-glazed window providing natural light. Doors open to the three bedrooms and family bathroom. A ceiling hatch with a fitted loft ladder gives access to the partially boarded roof space, which has lighting.

Main Bedroom

A comfortable double bedroom with a double-glazed window overlooking the rear garden. Carpeted flooring and space for a double bed, wardrobes and additional bedroom furniture complete the room.

Bedroom Two

A further double bedroom with a double-glazed window overlooking the front of the property. The room has carpeted flooring and space for a double bed and accompanying bedroom furniture.

Bedroom Three

A single bedroom overlooking the rear garden, with a double-glazed window, carpeted flooring and a built-in storage alcove fitted with a hanging rail. The room could also serve as a home office.

Family Bathroom

Fitted with a white suite comprising a panelled bath with an electric shower over, a pedestal wash hand basin and a WC. An obscured double-glazed window to the side provides natural light and privacy. There is also a heated towel rail and a full-height cupboard housing the Worcester gas combination boiler, which supplies the central heating and hot water.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents guide you through your next move with confidence. We combine professional integrity, in-depth local knowledge, and decades of experience to provide a tailored service that puts your property in the strongest possible position.



Grounds

Front Aspect

The front garden is mainly laid to lawn, alongside a resin driveway providing off-road parking for one vehicle. A side gate leads to an enclosed courtyard area bordered by timber fencing.

Side Access

An enclosed hardstanding area runs alongside the property, with a door into the kitchen and a passage leading to the rear garden. Gated access connects it to the front driveway.

Rear Garden

The enclosed rear garden enjoys an easterly aspect, with a raised timber deck adjoining the family/dining room providing space for outdoor seating and morning sunshine. Beyond, the garden is mainly laid to lawn, with planted borders and a gravelled area. Timber fencing defines the boundaries, and there is a garden shed and an outside tap.



Location

Hardingstone is an established village on the southern edge of Northampton, combining a historic village centre with convenient access to the town's wider amenities. Local facilities include shops, public houses, a parish church and village hall, supporting an active village community. Nearby Delapr  Abbey and its surrounding parkland offer opportunities for walks and outdoor recreation.

Primary education is available within the village at Hardingstone Academy on Martins Lane. Nearby secondary provision includes Northampton High School, an independent girls' school on Newport Pagnell Road.

Northampton offers a broader range of shopping, leisure and cultural facilities. For travel further afield, Hardingstone is conveniently placed for access to the A45 and Junction 15 of the M1, while Northampton railway station provides direct services to London Euston and Birmingham New Street.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Gas, Electricity, Water, and Drainage **Heating:** Gas Central Heating

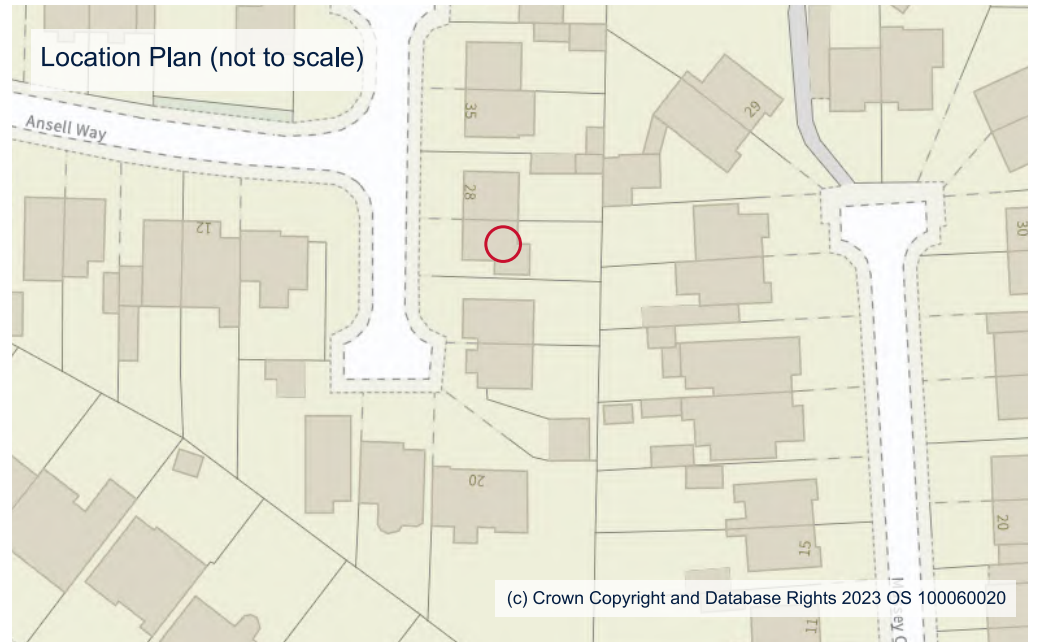
Council Tax: Band D **EPC:** D

Broadband: Ultra Fast Broadband Available with up to 5500Mbps download

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



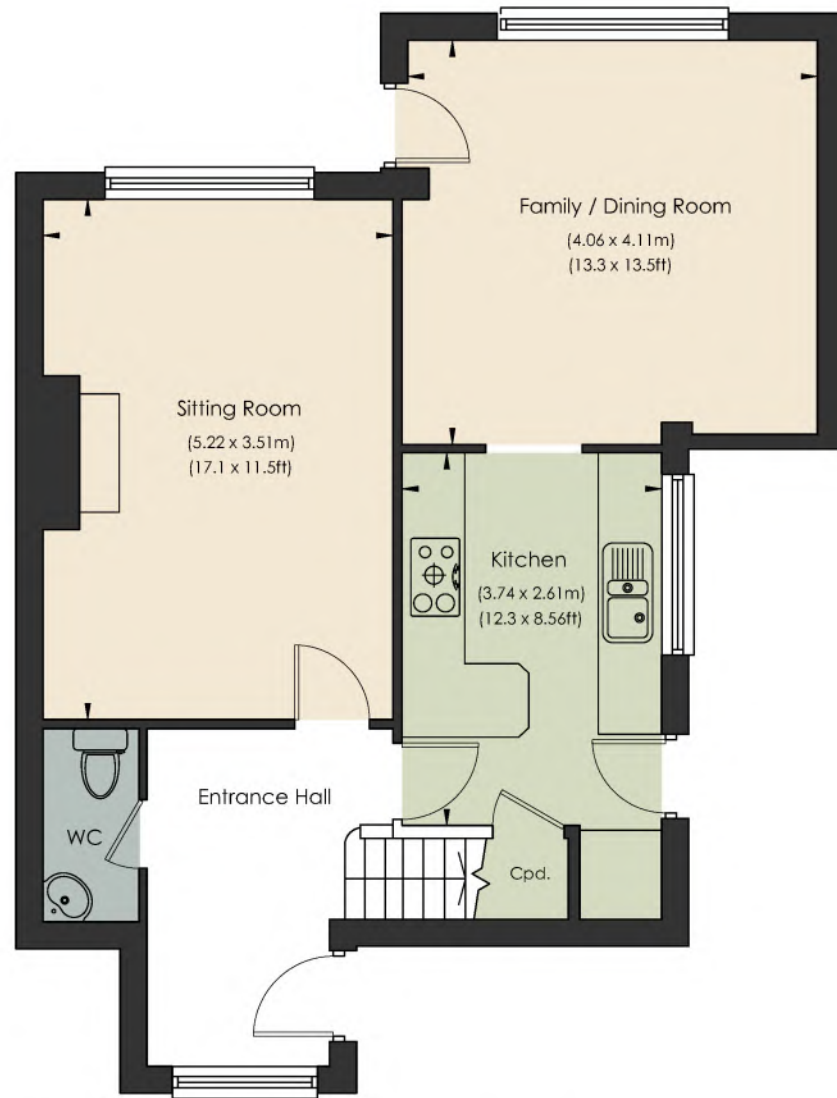
Ansell Way, Hardingstone, NN4 6DP

Approximate GIA (Gross internal Area) = 101 sqm (1087 sqft)

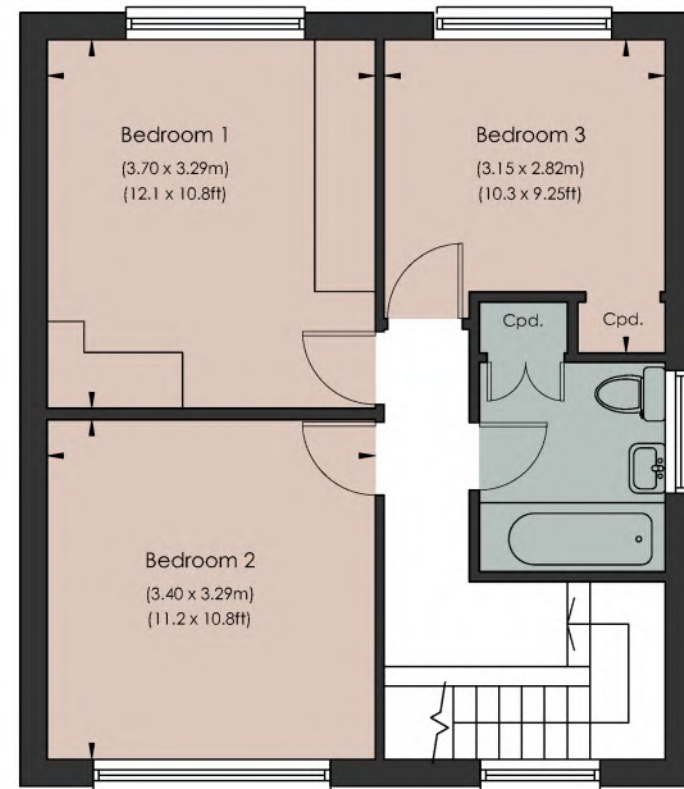


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 56 sqm (603 sqft)



FIRST FLOOR GIA = 45 sqm (484 sqft)



HARDINGSTONE

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1.25% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01604 979628

www.davidcosby.co.uk