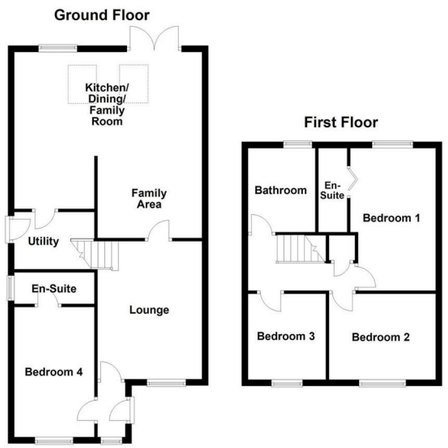
8 Oak Close, Hartwell, Northampton, NN7 2JX



Not to scale. For illustrative purposes only

Auction Guide £320,000 Freehold

This generously extended four-bedroom detached residence is located in the highly sought-after village of Hartwell. Offering well-proportioned and versatile living space, the property is ideal for families seeking both comfort and practicality.

The ground floor features an entrance hall, a lounge, and a large open-plan kitchen/dining/family room ideal for entertaining. Additional ground floor highlights include a utility room and a guest bedroom with an en-suite shower room. Upstairs, the first floor comprises a master bedroom with its own en-suite, two further double bedrooms, and a modern family bathroom.

The home benefits from UPVC double glazing, gas radiator central heating, off-road parking for multiple vehicles, and a generously sized rear garden. Early viewing is highly recommended to fully appreciate the space on offer.

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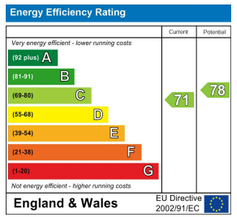

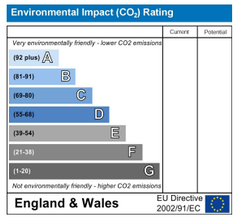

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Features a double panel radiator and UPVC double glazed window to the front. Doors leading to:

LOUNGE
14'2 x 10'9"
With stairs rising to the first-floor landing, laminated wood flooring, double panel radiator, TV and telephone points, and a UPVC double glazed front window. Door leads to:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
19'9 x 18'11
This spacious rear extension includes a kitchen area with sink unit and base cupboards, ample worktop space with tiled splashbacks, eye-level units, and a fitted range cooker with extractor hood. Kitchen flooring is tiled, with wooden flooring throughout the dining/family areas. Features two single panel radiators, two double glazed Velux roof windows set in a vaulted ceiling, rear-facing UPVC window, and French doors opening to the garden. Door to:

UTILITY ROOM
8'0 x 4'11
Includes a sink unit with base units, additional worktop and storage, plumbing for a washing machine, space for a tumble dryer, wall-mounted gas boiler, and space for an American-style fridge/freezer. Single panel radiator and UPVC side door.

BEDROOM FOUR (GROUND FLOOR)
13'1 x 8'2
Front-facing UPVC window, wooden flooring, and single panel radiator. Door to:

EN SUITE SHOWER ROOM
7'7 x 7'9
Comprising a tiled shower cubicle with shower unit, low-level WC, hand wash basin, tiled floor and splash areas, heated towel rail, and side-facing UPVC window.

FIRST FLOOR

LANDING
Provides loft access and a built-in storage cupboard. Doors to:

BEDROOM ONE
14'4 x 9'1
Includes a rear-facing UPVC window, single panel radiator, telephone point, and en-suite access.

EN SUITE
Tiled shower cubicle with shower unit, low-level WC, wash basin, tiled flooring and walls, heated towel rail, and extractor fan.

BEDROOM TWO
10'11 x 8'5
Front-facing UPVC window and single panel radiator.

BEDROOM THREE
8'5 x 8'5 x 8'5
Also features a front-facing UPVC window and single panel radiator.

FAMILY BATHROOM
8'2 x 7'1
Recently refitted, featuring a double-ended bathtub, separate tiled shower enclosure, low-level WC, pedestal wash basin, heated towel rail, fully tiled walls, tiled flooring, and a rear-facing UPVC window.

OUTSIDE

FRONT GARDEN
Mainly laid to block paving, offering off-road parking for several vehicles.

REAR GARDEN
Spacious and well-maintained with a large paved patio leading to a lawned area, bordered with mature flowers and shrubs. Includes a small timber shed and a larger timber workshop with power and lighting. Side access, exterior lighting, and outdoor power sockets complete the space.

SERVICES
Main drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band C

LOCAL AMENITIES
Within the village of Hartwell is the St John the Baptist Parish Church and the well regarded and sought after Hartwell Primary School. The village also includes the Rose and Crown Public House, Hartwell & District Conservative Club, a community centre, recreation ground and a village shop and Post Office. Salcey Forest is close by with a tree top walk.

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

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