

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

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



2 Watts Close, Cogenhoe, Northampton, NN7 1PD

# 2 Watts Close, Cogenhoe, Northampton, NN7 1PD

A very well refurbished and extended modern four double bedroom detached family home constructed by Francis Jackson at the end of a quiet cul de sac on a small development in the popular Northants village of Cogenhoe. The accommodation comprises entrance hall, refitted cloakroom, lounge, dining room, open plan L shaped kitchen/dining/family room and to the first floor there are four bedrooms with a refitted ensuite to the master and a four piece family bathroom. Outside there is a front garden and driveway giving off road parking for three cars. The landscaped rear garden is mainly laid to artificial lawn and patio and enjoys a sunny aspect and privacy.

**Price £399,950 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

15'2 x 6'0

Enter via a hardwood front door with porthole window and UPVC double glazed window to the side, stairs to the first floor, under stairs shoe cupboard, radiator and doors to:-

#### CLOAKROOM

A refitted suite comprising WC, wash hand basin, modern old school style radiator, fully tiled and has an extractor.

#### LOUNGE

15'8 x 11'0

UPVC double glazed window to the front, radiator and double doors opening onto the:-



#### DINING ROOM

13'10 x 9'2

UPVC double glazed French doors to the rear garden and a radiator. Door leading to:-



#### KITCHEN/DINING/FAMILY ROOM

This spacious and open plan L shaped room comprises a refitted range of base and eye level units, modern worktops, tiled splashbacks, single sink and drainer with chrome mixer tap, central island and stone flooring. The built in appliances include hob, extractor, oven and microwave oven, fridge/freezer, dishwasher, washing machine and dryer. Gas wall mounted boiler housing cupboard. UPVC double glazed window and UPVC double glazed door to the rear garden and an additional UPVC double glazed window to the front and spotlights. This room has been extended into what used to be the garage and utility room.



#### KITCHEN AREA

17'2 x 11'10



#### DINING/FAMILY AREA

13'10 x 8'8



#### FIRST FLOOR

##### LANDING

16'0 x 3'5

Loft access with pull down ladder, airing cupboard housing the hot water tank, radiator and doors leading to:-

##### BEDROOM ONE

14'0 x 11'9

UPVC double glazed window to the front, radiator, two built in double wardrobes and door leading to:-



##### ENSUITE

6'1 x 5'9

A refitted suite comprising WC, wash hand basin in vanity unit with storage below, shower cubicle with rain head shower and hand held shower attachment with glass door. The ensuite is fully tiled with extractor, chrome wall mounted towel radiator and UPVC double glazed window with obscure glass to the side.



##### BEDROOM TWO

10'3 x 10'0

UPVC double glazed window to the rear and radiator.



##### BEDROOM THREE

10'3 x 9'1

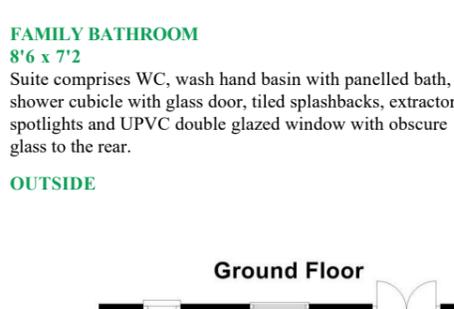
UPVC double glazed window to the rear and radiator.



##### BEDROOM FOUR

9'9 x 9'1

UPVC double glazed window to the front, radiator and built in double wardrobe.



##### FAMILY BATHROOM

8'6 x 7'2

Suite comprises WC, wash hand basin with panelled bath, shower cubicle with glass door, tiled splashbacks, extractor, spotlights and UPVC double glazed window with obscure glass to the rear.

##### OUTSIDE

### FRONT GARDEN

A driveway and a block paved driveway giving off road parking for three vehicles, bushes and slate chippings with secure gated access to the side from front to rear.

### REAR GARDEN

The landscaped rear garden is mainly laid to artificial lawn and patio, shed, mature bushes and trees and enclosed by wood panel fencing. The rear garden enjoys a sunny aspect and privacy.



### SERVICES

Mains drainage, gas, water and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band E

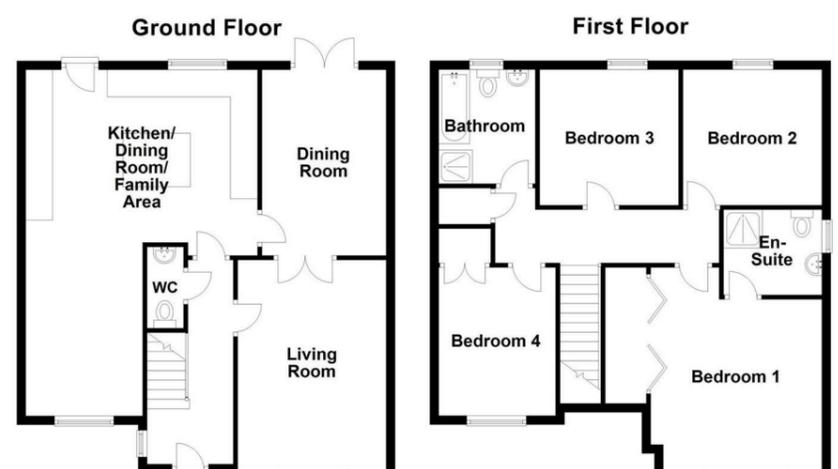
### LOCAL AMENITIES

Within the village, there are Church of England and Methodist Churches, a Public House, a Post Office, a Newsagents, a General Store, a Village Hall and the Recreation Ground for bowling, cricket and football clubs. Primary education is available at The Cogenhoe Primary School, and secondary education is at The Wollaston School. References to schools should not be taken to mean that the property concerned is within the school catchment, nor that the schools mentioned have places available.

### HOW TO GET THERE

From Northampton town centre take the A4208 Bedford Road for approximately two miles, turn left where signposted to Little Houghton. Proceed through the village and at the cross roads by the Church turn left and proceed out of the village and continue along this road for approximately one mile. At the next T junction turn left and immediately right into the village of Cogenhoe and follow the road through the village and turn left into Nene Rise and then first right again into St Peters Way. Take the third turning on the right into Watts Close where the property can be found at the bottom on the left hand side.

### DOIMB18062025/0093



Not to scale. For illustrative purposes only