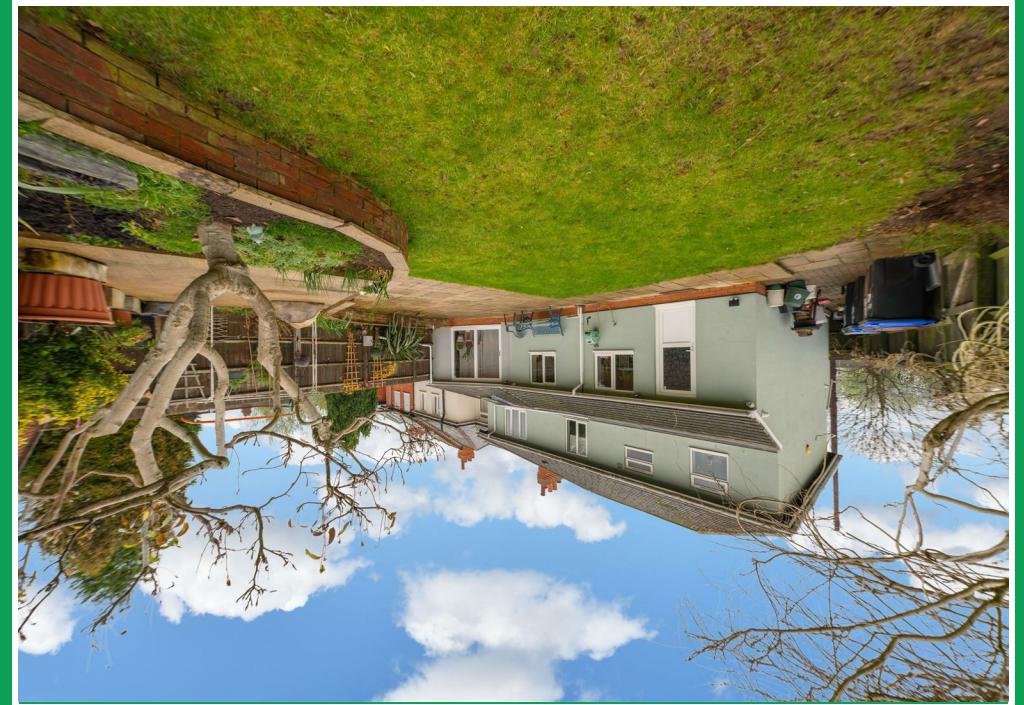


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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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192 Beech Avenue, Northampton, NN3 2JW

# 192 Beech Avenue, Northampton, NN3 2JW

A beautifully extended four-bedroom semi-detached family home, situated in the highly sought-after location of Kingsley Park, conveniently close to Northampton Town Centre. The property has undergone significant improvements, extending the total floor area to approximately 1,450 sq ft and creating a well-balanced, modern living space throughout. The accommodation comprises an inviting entrance hall, ground-floor WC, a spacious open-plan lounge/dining room ideal for family living and entertaining, a fitted kitchen, and a separate utility room. To the first floor are three generous double bedrooms, a fourth single bedroom or home office, an en-suite shower room to the principal bedroom, and a contemporary family bathroom. Externally, the property benefits from off-road parking to the front with access to an integrated single garage, along with a larger-than-average rear garden offering excellent outdoor space. Offered to the market with no upper chain, this impressive home is ideally suited to families seeking space, convenience, and a popular residential location.

**Price £375,000 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

12'07 x 4'06

Entered via a part glazed front door, there are stairs rising to the first floor with storage below. The floor is laid with engineered oak boards and there are doors to:-

#### WC

5'04 x 2'08

Suite comprising WC and hand wash basin.

#### LOUNGE

14'04 x 10'11

A bay window to the front elevation with a feature fireplace with tiled insert. The oak boarding continues as this room opens up to:-



#### DINING ROOM

19'06 x 11'00

An extended room with double patio doors to the rear garden and Velux windows above, there are TV points connected and a feature fireplace with tiled hearth. The engineered floorboards continue as this room has a split tiled floor. A doorway leads to:-



#### KITCHEN

13'02 x 8'10

Fitted with a range of floor and wall-mounted cabinets with composite worktops and tiled splashbacks. There is a composite sink and drainer, an integrated x4 gas hob with oven below and extractor above, a dishwasher and space for a free-standing fridge/freezer. There is a window overlooking the rear garden and door to:-



#### UTILITY ROOM

11'11 x 10'04

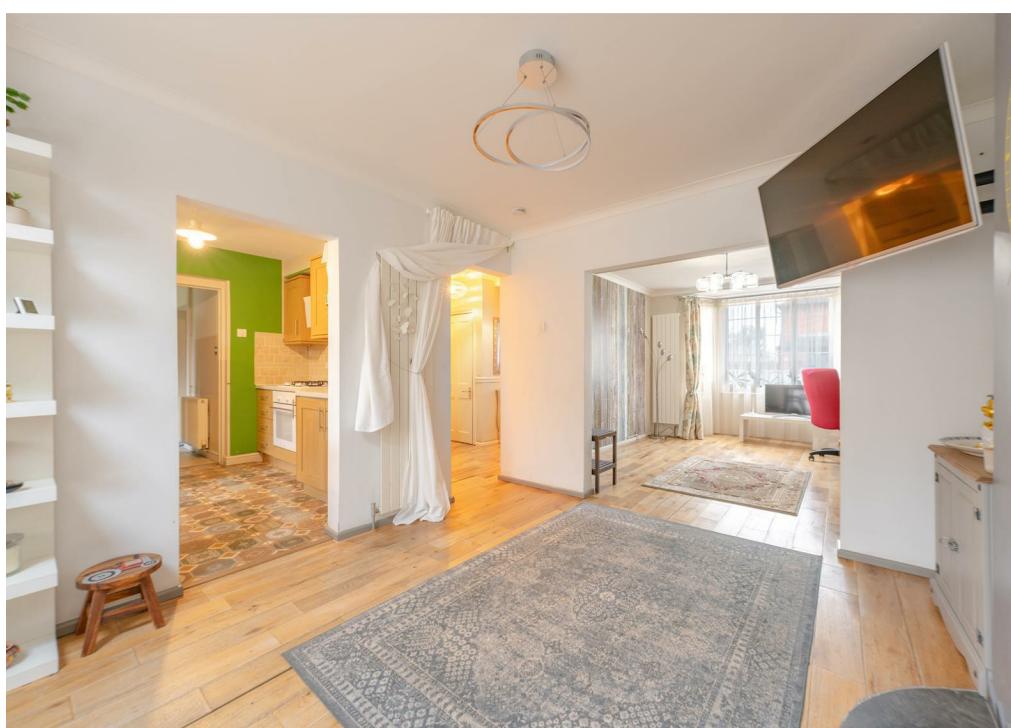
This space offers a truly unique area with floor and wall-mounted units, space and plumbing for a washing machine and tumble dryer. There is an integrated sink, space for free-standing freezers with a door to the garage and further doors and windows to the rear garden.

### FIRST FLOOR

#### LANDING

Doors to:-

Currently housing a single bed, with a window to the rear elevation.



#### BEDROOM ONE

19'06 x 12'00

Windows to the front and rear elevations with space for a king-sized bed, there is integrated storage and a door to:-



#### ENSUITE

5'08 x 4'07

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

#### BEDROOM TWO

11'10 x 10'11

A window to the front elevation with space for a double bed.



#### BEDROOM THREE

11'00 x 10'05

Space for a double bed with a window overlooking the rear garden.



#### BEDROOM FOUR/STUDY

8'10 x 4'10

Currently housing a single bed, with a window to the rear elevation.

### GARAGE

A single garage with electricity connected, an up-and-over door to the front and a pedestrian door to the utility.

### SERVICES

All mains services are connected (none of these have been tested)

### COUNCIL TAX

West Northamptonshire Council - Band A

### LOCAL AMENITIES

There are a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers as well as a bus service from the Wellingborough Road to Northampton town centre. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and ample Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

### HOW TO GET THERE

From Northampton town centre proceed in a northerly direction along the A5123 passing Becketts Park and continue up to the hospital on Cheyne Walk and turn right onto Billing Road. Continue along Billing Road turning left opposite Northampton School for Boys along Ardington Road and continue to the end. Turn right onto the A4500 Wellingborough Road and at the traffic lights continue over onto Park Avenue North proceed in a northerly direction past St Gregory's church. Proceed over the next two roundabouts and then take the next right hand turning into Lindsay Avenue. At the next roundabout take the first exit onto Beech Avenue where the property can be found on the right hand side on the corner with Ashcroft Gardens.

### COPYRIGHT

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### OUTSIDE

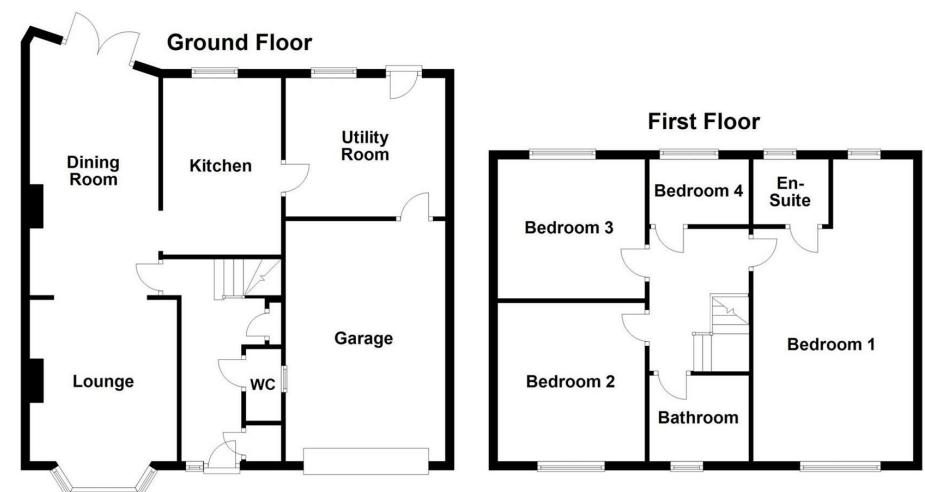
#### REAR GARDEN

An inviting space with mature shrub borders, an elevated patio and a large paved area with side access.



#### FRONT

The front driveway has been fully landscaped to provide off-road parking and vehicular access to:-



Not to scale. For illustrative purposes only