19 St. Johns Way
Piddington
NORTHAMPTON
NN7 2DL

£550,000

- SUBSTANTIAL PLOT OF 0.22 OF AN ACRE
- POTENTIAL FOR EXTENSION (STPP)
- UITLLITY AND DOWNSTAIRS CLOAKROOM
- RURAL VILLAGE SETTING
- CUL-DE-SAC LOCATION
- ENSUITE AND DRESSING ROOM
- DOUBLE GARAGE AND LARGE DRIVEWAY
- ENERGY PERFORMANCE RATING D

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An executive detached, stone fronted home, set on a large plot approaching a quarter of an acre (0.22), situated at the end of a quiet cul-de-sac in the sought after village of Piddington; an ideal location for commuters seeking a rural village location, with ease of access to Northampton, Milton Keynes, Newport Pagnell and the M1 motorway. The property has accommodation comprising; an entrance hall, dual aspect lounge with views over the front and the rear gardens, a separate dining room, kitchen/breakfast room, utility room and a cloakroom W.C. on the ground floor. To the first floor there is a master bedroom with an ensuite shower room and a large dressing room that could be turned to use as a fourth bedroom, two further double bedrooms and a refitted family bath and shower room. Outside, there are generous gardens to the front, side and rear with the frontage having been landscaped for low maintenance and the rear, with an expansive lawn, enjoys a considerable degree of privacy Benefits include; majority uPVC double glazing, gas fired radiator heating with a new boiler fitted in 2022, a large drive with off road parking for several vehicles leading to a double garage with a remote control roller door.
This property offers a tremendous opportunity for further development (subject to planning) and viewing is essential to fully appreciate the scope of the accommodation and plot on offer.

Location
Piddington is a quiet and attractive village with no through road and popular with commuters being set off of the B526 Newport Pagnell Road with ease of access to Northampton, Wootton, Bedford, and Milton Keynes, as well as being within easy reach of the M1 at Junction 15 and Northampton Railway station. The village boasts St John the Baptist Church, and is in walking distance of Salcey Forest and neighbouring Hackleton, with its shared village hall and Longland Meadow open space, post office/local shop and Primary School. Walkers, runners and riders can enjoy many footpaths and bridleways across open fields in all directions and this rarely available home offers the tranquillity of rural living.

Ground Floor

Entrance Hall
Entered via a panelled door under a storm porch, stairs rise to the first floor landing with a storage cupboard under, doors lead to the ground floor rooms, radiator, window to the front elevation.

Lounge
20'0 x 11'5 (6.10m x 3.48m)
A light and airy dual aspect room with a bow bay double glazed window to the front elevation and French doors with windows either side to the rear garden, feature fireplace with an inset gas fire, television point, two radiators.

Dining Room
10'0 x 9'7 (3.05m x 2.92m)
Double glazed window to the rear elevation, Amtico flooring, radiator. door to the kitchen.

Kitchen/Breakfast Room
13'9 x 9'10 (4.19m x 3.00m)
Fitted with an extensive range of wall and base level units extending into a peninsula breakfast bar with complementary work surfaces over, inset stainless steel sink drainer unit, integrated five ring gas hob with an extractor over, integrated double electric oven, plumbing for a dishwasher, space for a fridge, double glazed window to the rear elevation, tiled flooring, tiling to splash back areas, door to the rear lobby.

Rear Lobby
A double glazed stable door leads to the rear garden, further doors to the downstairs cloakroom and the garage.

Downstairs Cloakroom
Fitted with a low level W.C. and a wash hand basin, double glazed window to the side elevation, radiator, tiled flooring.

Utility Room
Accessed from the entrance hall, widow to the front elevation, base level units, inset sink drainer unit, wall mounted boiler unit, plumbing for a washing machine, tiled flooring, radiator.

First Floor

Landing
Double glazed window to the front elevation, doors to the first floor rooms, loft access hatch with ladder, airing cuboard.

Bedroom One
11'5 x 10'0 (3.48m x 3.05m)
Double glazed window to the rear elevation, radiator, built-in wardrobe, doors to the ensuite shower room and dressing room.

Ensuite
Fitted with a suite comprising a tiled shower cubicle, W.C, and a pedestal sink, tiled flooring, tiled walls to splash back areas, double glazed window to the rear elevation.

Dressing Room/Bedroom Four
11'5 x 7'7 (3.48m x 2.31m)
Currently fitted with wardrobes to each side, radiator, double glazed window to the front elevation, radiator. Potential for moving the door to the landing to to provide a fourth bedroom.

Bedroom Two
11'4 x 8'11 (3.45m x 2.72m)
Double glazed window to the rear elevation, radiator, built in bedroom furniture.

Bedroom Three
12'8 x 7'9 (3.86m x 2.36m)
Double glazed window to the front elevation, radiator.

Family Bath/Shower Room
Refitted with a suite comprising a panelled bath with mixer tpa shower attachment over, separate tiled shower cubicle, vanity unit housing a wash basin and a concealed cistern W.C., heated towel rail, tiled flooring, tiled walls to spalsh back areas, double glazed window to the rear elevation,

Outside

Front Garden
Landscaped to provide low maintenance gravelled beds with well manicured maturing shrubs and a laurel border, providing a degree of privacy, gated side access to the rear garden.

Rear Garden
A very large lawn with a paved patio area, sun terrace for external dining, garden pond, Summerhouse with power and light connected, garden shed, green house, enclosed well stocked flower beds, various maturing shrubs and trees, brick built barbecue, outside tap. outside lighting, timber fence enclosed.

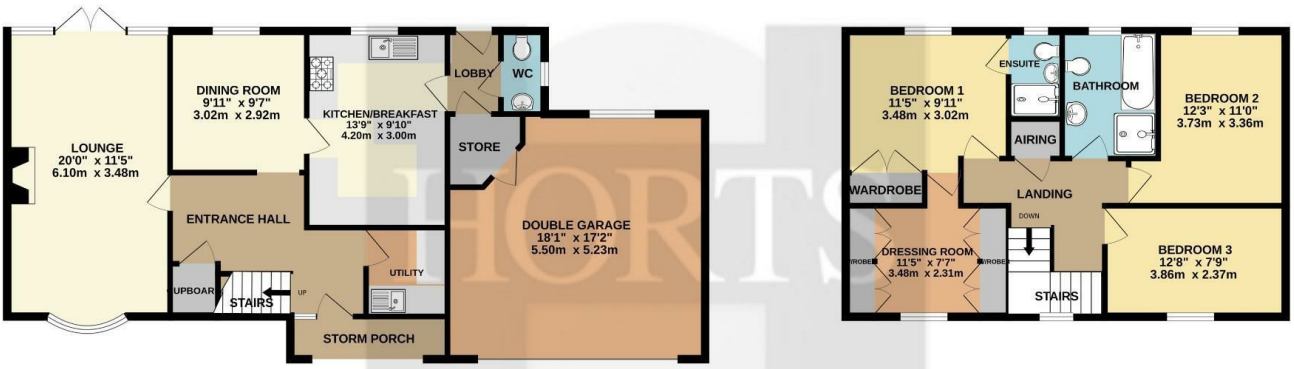
Driveway
A gravelled drive provides off road parking for several vehicles leading to the garage.

Double Garage
18'0 x 17'2 (5.49m x 5.23m)
Accessed via a remote control electric roller door, window to the rear elevation, power and light connected, door to a storage area to the rear with a further courtesy door to the rear lobby.

Agents Notes:
Local Authority: West Northants Council
Council Tax Band: E
Energy Performance Rating: TBC

GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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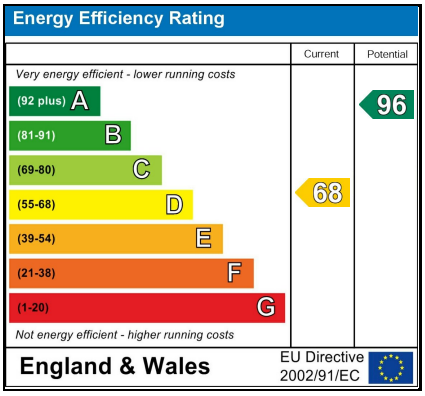

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