

The Avenue, Northampton, NN1 5BT

CARTERS residential

53 The Avenue
Cliftonville
Northampton
Northamptonshire
NN1 5BT

Asking Price £495,000

A well presented and much improved extended four bedroom family home, occupying a good size plot with beautiful enclosed rear gardens, off road parking and garaging. The main attraction of this popular location is the proximity to Northampton hospital and being within a short distance of the town centre.

The accommodation comprises entrance porch, entrance hallway, WC , sitting room, music room, split section large kitchen opening into a spectacular sized further sitting room and dining room with views of the rear garden.

On the first floor there are four bedrooms (Three of which are doubles) Master with en suite shower room and a family bathroom.

Outside the property there is a front garden and a block paved driveway providing ample off-road car parking leading to a garage. The rear gardens are a larger than average size rear garden offering privacy and seclusion.

Additional benefits include UPVC double glazing, gas radiator central heating, and the agent's opinion a good standard of internal decoration.

















Ground Floor

Entrance porch - entered via UPVC double glazed door, tiled flooring, ceiling light, door to entrance hall.

Entrance hall is a spacious hallway with a wide staircase leading to the first floor landing, wooden flooring, ceiling light, ceiling coving, storage cupboard, WC, doors leading to first kitchen area and doors leading through to the sitting room, with double opening doors into the music room.

WC comprises low-level WC, wall mounted wash hand basin in vanity unit with cupboards under, opaque double glazed window to side elevation, ceiling light.

The sitting room has a large double glazed window to the front elevation with a radiator under and wooden flooring. There is a TV aerial point and double opening doors leading through to the music room (formerly dining room pre extension). The focal point of the sitting room is an open fireplace with marble hearth and surround and wooden mantle. Wall light, ceiling light, ceiling coving.

The music room has continued wooden flooring and double glazed sliding patio doors through to the study. Ceiling light, ceiling coving, textured ceiling. Door to kitchen and sitting room with doors leading to the dining room and study.

The kitchen is in two sections, the 1st of which has a sink unit with mixer taps over, cupboards under, space for dishwasher, built-in fridge and freezer. Fitted work surfaces, tiled splash backs and under permit lighting. Double glazed door to the side, door leading to additional kitchen area fitted around a island unit with a 1 1/2 bowl single drainer sink unit with cupboards under, fitted worksurfaces, under pelmet lighting, built-in gas hob with overhead extractor hood and built-in double oven and grill. Tiled flooring, ceiling lights, coving, under stairs storage cupboard with space for additional freezer. The kitchen opens up into a dining area and further sitting area.

The sitting room with double glazed windows and double glazed sliding patio doors to the rear with views of the garden. The focal point of the secondary seating area is a gas effect fireplace. TV aerial point, ceiling down lighters, ceiling coving, wall lights, radiator and continued tiled flooring. There are a range of base and eye level fitted kitchen cupboards and continued worksurfaces and under pelmet lighting.

The study forms part of the rear extension and is a good size in the agent's opinion. There is a double glazed window to the side elevation, ceiling lights, ceiling coving, ample storage space. Off the rear sitting room there is a dining room comfortly seating eight with double glazed sliding patio doors with shutters to the rear elevation with views of the rear garden. Ceiling lights, ceiling coving.

First Floor

First floor landing - loft access, ceiling light, airing cupboard, doors to all bedrooms and bathroom.

Bedroom One - double glazed window to the front elevation, radiator under. Range of built-in bedroom furniture to include three double wardrobes and above the bed storage cupboard.

There is a built-in dressing table and desk area with storage. Ceiling light, door to en suite shower room.

The En suite comprises: low-level WC, pedestal wash hand basin, and walk-in shower cubicle with wall mounted electric shower. Built-in storage cupboard, radiator, shavers point and light. Double glazed window to the rear elevation with views of the rear garden.

Bedroom Two is a good size double bedroom to the front aspect, with a double glazed window, radiator ceiling light. Space for freestanding wardrobes.

Bedroom Three is a double bedroom with double glazed window and radiator under. Ceiling light and space for freestanding wardrobes. Views of the rear garden.

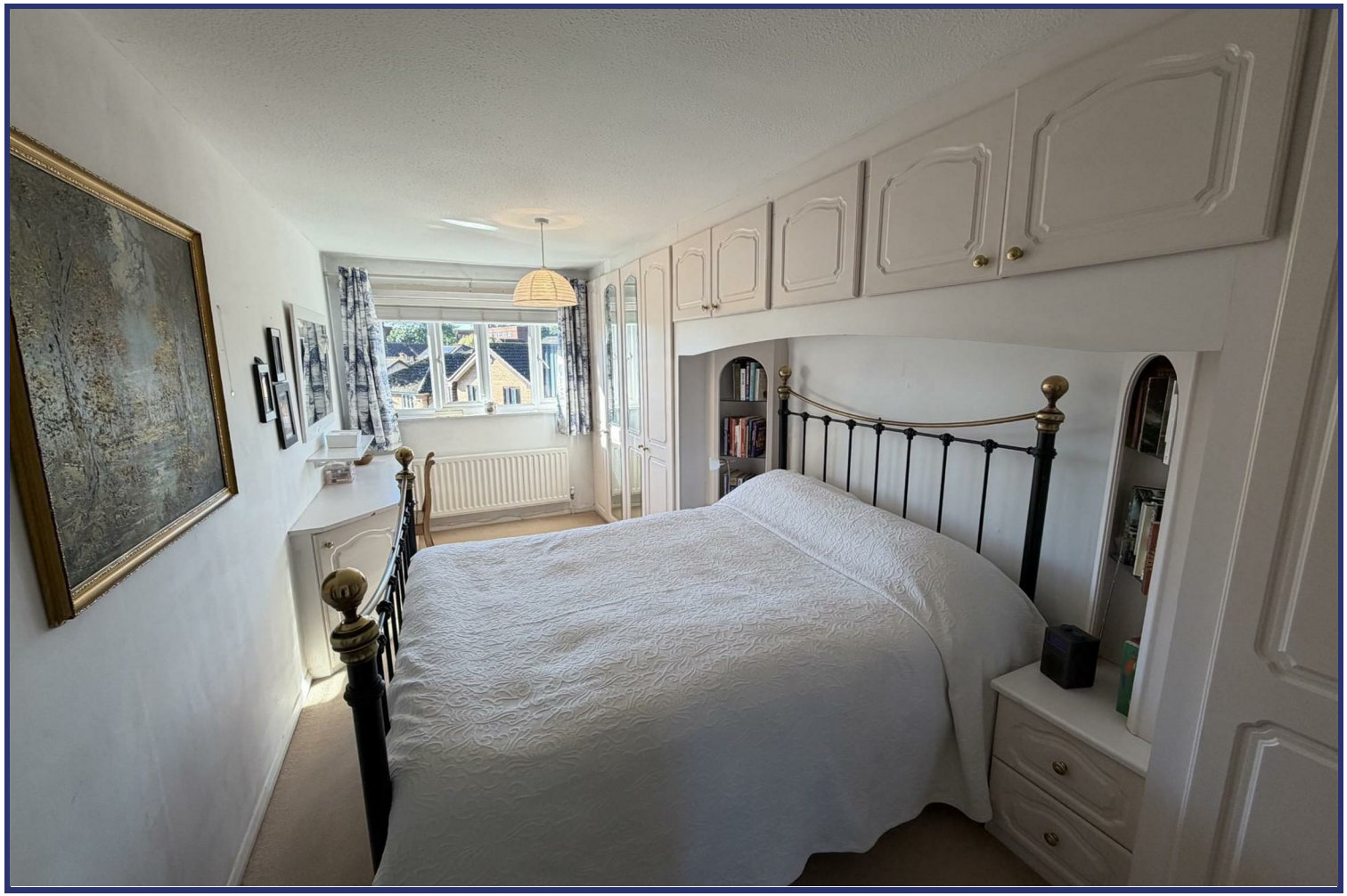
Bedroom Four is a single bedroom with a double glazed window to the front aspect, radiator and ceiling light. Built-in storage cupboard above stairs bulkhead.

Bathroom is fitted with a three-piece white suite comprising: low-level WC, pedestal wash hand basin and panelled bath. Glazed window to the rear elevation, radiator.

Outside

The front garden is open plan and laid to lawn with a block paved driveway providing off-road parking for a number of vehicles to the side of the property. This in tern leads to a single garage and storage unit. Pedestrian door to the garden and side to the street access and rear gardens.

Th rear gardens have a paved patio nearest the house, and steps leading up to a raised terraced area where there is access to the garage. The terraced area is enclosed by wrought iron fencing. The rear gardens are enclosed by timber panel fencing, with mature bushes, plants and trees offering a high degree of privacy in seclusion. The rear gardens in the agents opinion are a larger average size and are laid to lawn and well stocked with flowers and maturing trees. There are a number of mature trees also in the garden. Only from the real looking back at the house you can see the size of the rear extension more than doubling the size of the property as it was originally built.







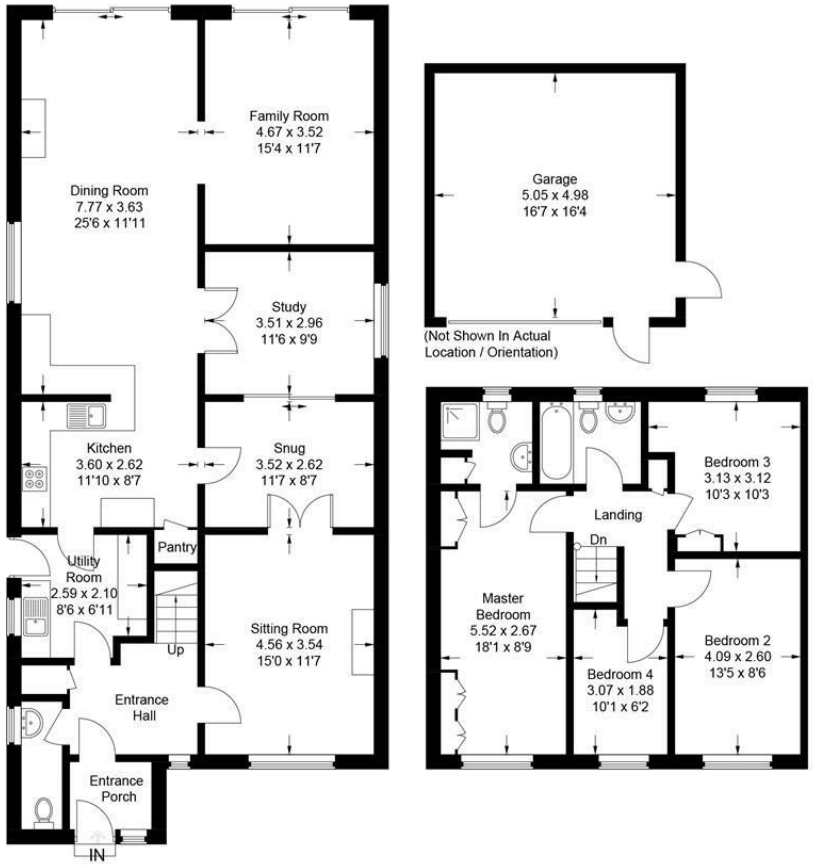






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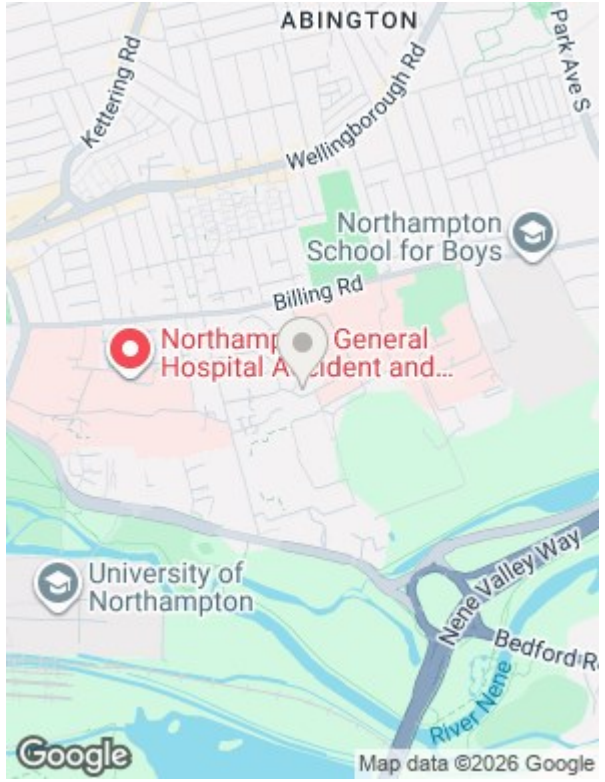
Approximate Gross Internal Area
Ground Floor = 116.1 sq m / 1,250 sq ft
First Floor = 54.4 sq m / 585 sq ft
Garage = 25.2 sq m / 271 sq ft
Total = 195.7 sq m / 2,106 sq ft



Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Viewing Arrangements

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