

**HENDERSON
CONNELLAN**

ESTATE AGENTS

Hockney Avenue, Barton Seagrave, NN15

"Nature as your Neighbour"

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This fabulous, detached home occupies a generous wrap around plot which adjoins the wooded spinney providing a leafy back drop, perfect for admiring the sight and sounds of wildlife. The generous interior benefits from gas central heating and mostly UPVC double glazing to include an entrance hall, guest cloakroom, free flowing Kitchen/breakfast room and a separate dining room / Snug, which offers potential to create a free flowing Kitchen/Dining/Family Room (Subject to building regulation). The living room enjoys a dual aspect with feature fireplace and views of the garden.

Upstairs the light filled landing leads to the principal bathroom and four bedrooms, three of which are double sized, the main bedroom with en suite. A private double width driveway offers parking for two cars and leads to a double garage, the rear garden is a great size enjoying a mature feel. Lovely walks, a variety of schools and amenities are all within easy reach.

Living Room - 5.92m x 3.4m (19'5" x 11'2")

Dining Room - 3m x 2.97m (9'10" x 9'9")

Kitchen/Breakfast Room - 5.92m x 2.49m (19'5" x 8'2")

Bedroom 1 - 3.78m x 3.05m (12'5" x 10'0")

Ensuite - 1.83m x 1.47m (6'0" x 4'10")

Bedroom 2 - 3.43m x 2.9m (11'3" x 9'6")

Bedroom 3 - 3.43m x 2.92m (11'3" x 9'7")

Bedroom 4 - 2.26m x 2.01m (7'5" x 6'7")

Bathroom - 1.83m x 1.78m (6'0" x 5'10")

- Lovely plot siding onto wooded spinney
- Quiet Cul-de-sac
- Living room with feature fireplace
- Versatile Dining Room/Snug
- Free flowing Kitchen/Breakfast Room
- Four Bedrooms with en suite to main bedroom
- EPC RATING: E
- COUNCIL TAX: E

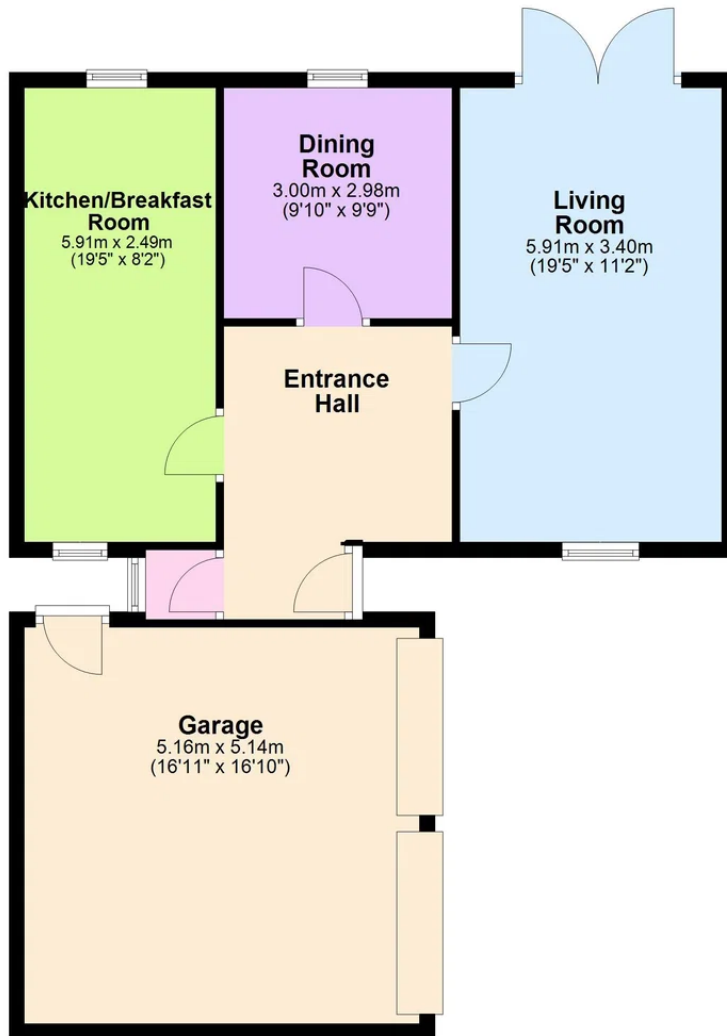
Tenure: Freehold





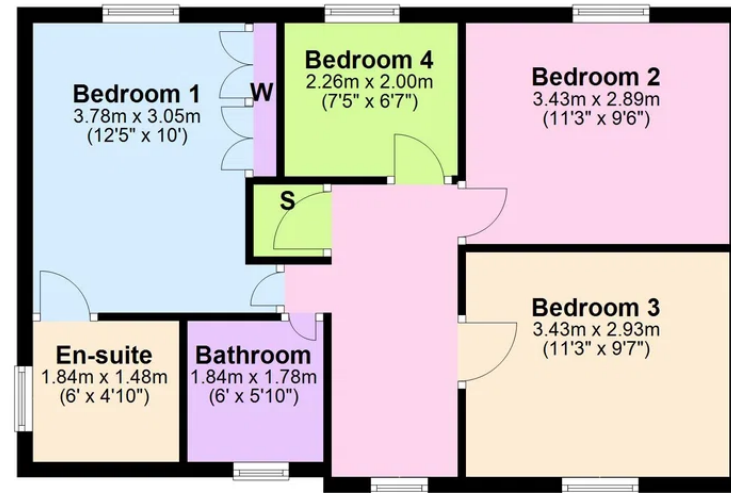
Ground Floor

Approx. 82.9 sq. metres (892.3 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.5 sq. feet)



Total area: approx. 144.9 sq. metres (1559.8 sq. feet)



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

