

RICHARD GREENER
ESTATE AGENTS





GREENER Country HOUSES & COTTAGES

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9 Hillcrest Avenue, Spinney Hill, Northampton, NN3 2AB

This very stylish individual modern detached house stands in an elevated position in a tree lined avenue in Spinney Hill offering four bedroomed accommodation of around 2,400 square feet including two suites, two reception rooms and a superb 36 foot long open plan kitchen/breakfast/sitting room. The house has the benefit of garaging and off road parking as well as a room converted for use as a gymnasium and is offered in immaculate order having been well maintained by the present owners who have also updated the family bathroom and master bedroom bathroom each in 2023 and 2025 respectively.

Price £695,000 Freehold

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
20'1 x 6'2
Approached through an oak panelled front door the central hall contains the oak staircase rising to the first floor and there are doors leading to:-

BOOT ROOM
10'0 x 5'3
A useful room providing valuable storage space with engineered oak flooring and a two casement window to the front elevation.

CLOAKROOM
5'5 x 3'5
With a white suite of WC and bracket wash basin there is a window to the side elevation.

FAMILY ROOM / STUDY
12'3 x 9'2
Also with an engineered oak floor and casement windows to two elevations at the front. There are media points.

LOUNGE
20'0 x 12'9
A spacious room again with engineered oak floor and open hearth fireplace with brick surround housing a Clearview cast iron log burner on a stone hearth with windows either side and further windows to the front elevation.



KITCHEN/BREAKFAST ROOM
36'7 x 16'8 maximum
A superb open plan space, the kitchen area fitted with floor and wall cabinets with polished Quartz work surfaces incorporating one and a half bowl underslung sink unit, Neff four place induction hob and a De Detrich retractable extractor fan. The appliances include twin Neff ovens, Samsung American style fridge/freezer, the automatic dishwasher and the wine chiller. There is an island unit breakfast bar leading onto the dining area and then onto the sitting area where there is a wall mounted TV point and bi folding doors beneath quadruple Velux roof lights opening to the rear terrace and garden.



DINING AREA



UTILITY ROOM
8'10 x 6'0
Fitted with further floor and wall cabinets with polished Quartz work surfaces and plumbing for automatic washing machine and point for tumble dryer. Door to rear garden and internal door leading to the garage and gymnasium.

FIRST FLOOR

LANDING
14'8 x 5'10
Twin Velux north lights in a part vaulted ceiling and roof void access hatch with ladder to the loft space. There are oak panelled doors leading to:-



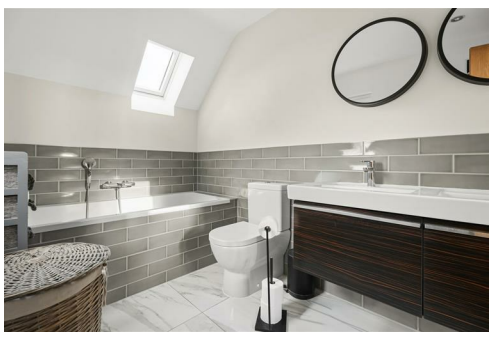
MASTER BEDROOM SUITE

DRESSING AREA
12'10 x 5'7
Acting as an anteroom to the master bedroom with a range of fitted wardrobes and cupboards with shelving and hanging space as well as the airing cupboard with hot water cylinder and slatted shelving. An archway leads to a further dressing area measuring 7'11 x 7'1 with a step down to the master bedroom and door to the bathroom ensuite.

MASTER BEDROOM
19'6 x 19'2
A superb room beneath a vaulted ceiling with window to the front elevation and Velux roof lights to the rear.



BATHROOM ENSUITE
10'10 x 6'3
Completing the luxurious master bedroom, refitted in 2023 with a white suite of twin ended bath with side mixer tap, tiled surround, twin vanity wash basins with drawers under, WC and recess ceramic tiled shower with screen. There is a Velux roof light, ceramic tiled floor and splash areas and shaver socket.



GUEST BEDROOM SUITE - BEDROOM TWO
13'2 x 11'0
With built in wardrobes with shelving and hanging space, two casement window to the front elevation and door to:-



SHOWER ROOM ENSUITE
8'7 x 4'7
With ceramic tiled shower suite with glazed screen, WC, cantilever wash basin and heated towel rail.

BEDROOM THREE
12'10 x 10'0
Approached by an inner landing and with vaulted ceiling and two casement window to the front elevation.

BEDROOM FOUR
13'6 x 9'4
An attractive room with built in wardrobes and replacement windows to the front elevation.

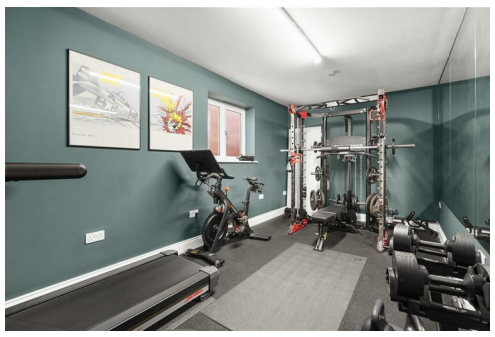


FAMILY BATHROOM
8'7 x 8'2
Refitted in 2025 with a white suite of twin ended bath with side mixer tap, twin vanity wash basins with drawers under, a shower suite and WC. There is a Velux roof light, ceramic tiled floor and dado.

OUTSIDE
The house stands back from Hillcrest Avenue approached by a private block paved driveway leading to ample parking and turning space in front of the garage. There is a lawn front garden standing within a brick retaining wall and a side pedestrian gate gives access to the rear garden.

GARAGE
19'3 x 10'1
Approached through an electrically operated up and over door the garage has a rubber gym mat flooring, shower connected and an internal door to the utility room with a further door leading to:-

GYMNASIUM
18'3 x 9'0
Converted from a former garage also with rubber gym mat flooring the room is fully lined with a two casement window to the side elevation, wall mounted TV point, ample power sockets, LED lighting and door opening to the rear garden.



REAR GARDEN
The rear garden is approached by a paved terrace standing within a brick retaining wall with steps up to a level lawn bounded by a high brick boundary wall giving an excellent degree of privacy. There is an additional terrace at the far end of the lawn partly bounded by close boarded fencing.

SERVICES
Main drainage, gas, water and electricity are connected. Central heating is through an under floor system to the ground floor with radiators on the first floor from a Vaillant gas fired boiler also providing domestic hot water through a mains pressure unvented hot water cylinder.

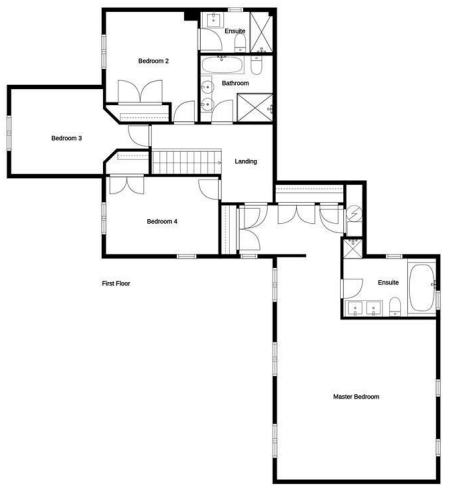
COUNCIL TAX
West Northamptonshire Council - Band G

LOCAL AMENITIES
Convenient for access to Morrisons Supermarket and Bradlaugh Fields. Northampton Racecourse is approximately one mile distant where there are hard and lawned tennis courts, bowling greens and Restaurant. Local schooling is at Parklands Primary School in Spinney Hill Way and secondary education at Thomas Becket RC Upper School on the Kettering Road North and Northampton School for Girls in Spinney Hill Road.

HOW TO GET THERE
From Northampton proceed in a north easterly direction along the A5123 Kettering Road passing the Racecourse park leading into St Matthews Parade. Continue along the Kettering Road to the traffic light/roundabout junction with Park Avenue North and carry straight on passing Morrisons supermarket on the left hand side. Proceed up the hill and take the second turning on the right hand side into Hillcrest Avenue where the property stands on the left hand side.

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Not To Scale. For Illustrative Purposes Only.