

**26 Chapel End
Piddington
NORTHAMPTON
NN7 2DD**

£525,000



- **EXTENDED AND MODERNISED**
- **STYLISH MODERN KITCHEN**
- **REFITTED BATH AND SHOWER ROOMS**
- **FIELD VIEWS**

- **FOUR BEDROOMS**
- **OPEN PLAN LIVING SPACE**
- **NO UPPER CHAIN**
- **ENERGY PERFORMANCE RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

Offered with no upper chain and nestled into the quiet corner of a cul-de-sac, in the sought-after village of Piddington, this considerably extended and beautifully presented, detached bungalow, benefits from open views across fields to the side and the rear. The accommodation comprises; an open entrance hall leading to a substantial, light, airy and modern, open plan kitchen/dining and living area, with tri-fold doors leading from the lounge onto a large deck and rear garden as well as an inset dual fuel, log burner. At the front, the added extension provides a beautifully appointed kitchen, with bespoke fittings, a vaulted ceiling, central island and a host of built-in appliances. An inner hallway leads to a master bedroom with a stylishly refitted en-suite shower room, three further generous bedrooms and a refitted, fully tiled family bathroom completing the living space. Externally, the property is sat in the middle of a generous corner plot, with a front lawn, tarmac driveway with off road parking for several vehicles leading to a garage at the side and to the rear, the garden enjoys a substantial degree of privacy, with views towards the neighbouring villages of Hackleton and Horton across open fields. Further benefits include; uPVC double glazing, gas fired radiator heating and the accommodation throughout is to an exceptionally high standard. Within walking distance there are the Post office/local shop, St John the Baptist Church and the White Hart in nearby Hackleton. For those seeking an active rural lifestyle there are numerous Public footpaths and Bridleways, including access to Salcey Forest at the far end of the village. Nearby there is ease of access to Northampton, Milton Keynes, Newport Pagnell and Olney with the M1 motorway accessible at Junctions 14 and 15. Local amenities also include a well-regarded village primary school in Hackleton and a local doctors surgery in the village of Denton a short drive away.

Internal Accommodation

Entrance Hall

Entered via uPVC double glazed French doors, open with a door to the kitchen, box arch to the sitting/dining room and further doors to the bedrooms, bathroom and study, radiator, telephone point, timber flooring, loft access hatch.

Sitting Area

17'10 x 11'10 (5.44m x 3.61m)

Tri-fold uPVC double glazed doors to the end wall overlook the rear garden with views across the fields to the rear and opening onto the large decked area, radiator, television point, timber flooring, open to the dining area, inset fireplace housing a dual fuel log burner with tiled surround and hearth.

Dining Area

Double glazed uPVC window to the side elevation, radiator, space for a formal dining table and chairs, continuation of the timber flooring, open to the kitchen and to the sitting room.

Kitchen/ Breakfast Area

16'11 (max) x 14'6 (5.16m (max) x 4.42m)

A large, light and airy kitchen with a vaulted ceiling, four 'Velux' style skylights and windows to the front and side elevations. Fitted with a stylish and modern range of wall and base level units comprising; storage cupboards, larder units and pan drawers as well as a matching central island housing a five ring gas hob with a retractable 'Smeg' down-draft extractor fan, solid oak work surfaces with complimentary splash backs, inset one and a half bowl black composite 'Franke' sink/drain unit with an extendable mixer tap over, built in double and single electric ovens with a matching integrated microwave, built-in washing machine and dish washer, space and plumbing for an 'American' style fridge/freezer. Wall mounted combination boiler unit in a matching wall unit, inset spotlighting to the ceiling, television point, open to the dining area and views through the sitting area.

Master Bedroom

12'6 x 11'10 (3.81m x 3.61m)

Double glazed uPVC window to the side elevation, television point, radiator, door to the en-suite.

En-Suite Shower Room

Fitted with a stylish and modern suite comprising; a double shower cubicle with a rainwater shower, wash basin and a low level W.C., tiled walls and flooring, chromed heated towel rail, inset spotlights, extractor fan, double glazed uPVC window to the rear elevation.

Bedroom Two

12'11 x 8'5 (3.94m x 2.57m)

Double glazed uPVC window to the front elevation, radiator.

Bedroom Three

11'2 x 7'9 (3.40m x 2.36m)

Double glazed uPVC window to the front elevation, radiator.

Bedroom Four

9'1 x 8'10 (2.77m x 2.69m)

A versatile room with double glazed uPVC French doors to the rear garden, radiator, currently used as an office space.

Bathroom

Fitted with a stylish and modern suite comprising; a bath with a shower and folding screen over, wall mounted wash basin and a low level W.C., tiled walls and flooring, chromed heated towel rail, inset spotlights, extractor fan, double glazed uPVC window to the rear elevation.

Externally

Front Garden

Laid mainly to lawn with maturing trees and shrubs, access to the drive leading to the garage and front door, gated access on both sides to the rear garden, external lighting.

Rear Garden

With open fields to the side and rear this private rear garden enjoys views towards the neighbouring villages of Hackleton and Horton. A large decked area is accessed via tri-fold doors from the sitting room and provides a space ideal for entertaining and al-fresco dining, leading to a lawn enclosed by mature hedge borders and timber fencing, path and door to the garage, external power points and wall lighting, gated side access to the front garden and the drive.

Driveway

A tarmac drive provides off road parking for a minimum of two to three vehicles leading to the garage.

Garage

A single detached garage with an up and over door, power and lighting connected, courtesy door to the rear garden, butler style sink and a garden tap.

Agents Notes:

Council Tax Band: D

Local Authority: West Northants







GROUND FLOOR 1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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