

**14 Gorse Road
Spratton
NORTHAMPTON
NN6 8JQ**

£600,000



- **SPACIOUS ACCOMMODATION**
- **FOUR DOUBLE BEDROOMS**
- **LUXURIOUS FAMILY BATHROOM**
- **SOUGHT AFTER VILLAGE**

- **THREE RECEPTION ROOMS**
- **TWO ENSUITES**
- **DOUBLE GARAGE AND PARKING FOR 4/5 VEHICLES**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



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Spacious and Versatile Family Home in Highly Desirable Spratton

This substantial and beautifully presented four bedroom detached residence is set in the heart of the sought after village of Spratton. Offering over 2,800 sq ft of adaptable living space, the home is thoughtfully designed for modern family living and entertaining. A stunning galleried reception hall sets the tone for the property, which boasts three generous reception rooms, a stylish kitchen/breakfast room, a conservatory with garden views, a practical utility room, and a guest cloakroom/WC. Upstairs, the expansive main bedroom suite includes a dressing room and a luxurious ensuite. A second bedroom also benefits from an ensuite, while two further double bedrooms are served by a superb family bathroom featuring twin sinks, a bath, and a separate shower. Externally, the property offers a south-west facing garden with a pergola, vegetable beds, and a full width patio. A gravel driveway provides ample off-road parking and leads to a large double garage with power and lighting.

This exceptional home combines elegance, space, and practicality in one of Northamptonshire's most desirable villages.

Ground Floor

Reception Hall

A stunning galleried entrance hall with a staircase rising to the first floor, offering an immediate sense of space. Provides access to all main reception areas. Radiator.

Entrance Porch

Approached via entrance door, large storage cupboard, access to;

Cloakroom/WC

7'10" x 3'9" (2.4m x 1.16m)

Fitted with a modern white suite comprising a low level WC and wash hand basin set into a vanity unit with tiled splash backs. Window to the side aspect. Radiator.

Study

12'2" x 10'3" (3.72m x 3.14m)

Window to the rear aspect, radiator,

Living Room

17'3" x 12'6" (5.27m x 3.83m)

A bright and spacious room featuring windows to both front and side aspects, a wall mounted gas fire, TV point, wooden flooring, and radiator.

Dining Room

15'7" x 12'6" (4.75m x 3.83)

Perfect for entertaining, with patio doors leading to the garden, TV point, and radiator.

Kitchen/Breakfast Room

Kitchen Area

12'7" x 12'0" (3.84m x 3.68m)

Fitted with a stainless steel sink unit with mixer and hot water tap, a range of base units and work surfaces with tiled splash backs, matching wall mounted cabinets, double oven, induction hob with extractor fan, full height larder cupboard, and integrated dishwasher. Tiled floor, ceiling spotlights, and window to the rear aspect.

Breakfast Area

16'1" x 11'5" (4.92m x 3.5m)

Bright and sociable, with window to the side aspect, double doors to the conservatory, tiled flooring, and radiator.

Utility

11'5" x 5'7" (3.5m x 1.72m)

Practical and well fitted with base and wall units, work surfaces and tiled splash backs, plumbing for washing machine, space for tumble dryer, and door to the garden.

Conservatory

13'1" x 10'11" (4m x 3.34m)

Brick and uPVC construction with views over the rear garden. Double doors open onto the patio.

First Floor

Landing

Galleried landing with views over the entrance hall below, airing cupboard, and access to a large boarded loft space offering excellent storage or scope for conversion (subject to consent). Radiator.

Bedroom One

24'7" x 17'4" (7.5m x 5.30m)

An expansive principal suite featuring two front facing windows, wall light points, radiator, and access to a private dressing room and ensuite.

Ensuite

Fitted with a large shower enclosure and glass screen, low level WC, wash hand basin set into a vanity unit with drawer storage and two flanking cabinets, radiator, extractor fan, and window to the side aspect.

Bedroom Two

13'9" x 12'4" (4.20m x 3.78m)

A generous double bedroom with window to the rear aspect, radiator, and an ensuite.

Ensuite

8'2" x 3'11" (2.50m x 1.20m)

Comprising a fully tiled shower cubicle with glass door, pedestal wash hand basin, low level WC, extractor fan, tiled walls and floor, radiator, and side window.

Bedroom Three

13'9" x 12'4" (4.2m x 3.78m)

A spacious double bedroom overlooking the rear garden. Radiator.

Bedroom Four

12'5" x 12'4" (3.81m x 3.76m)

Another well sized double room with a window to the front aspect. Radiator.

Family Bathroom

11'8" x 10'5" (3.58m x 3.2m)

A beautifully appointed bathroom featuring a full sized bath, separate double shower cubicle with glass screen, twin sinks, low level WC, chrome heated towel rail, extractor fan, tiled walls and floor, and a window to the rear aspect.

Externally**Front Garden**

Graveled driveway offering off-road parking for multiple vehicles. Gated side access leads to the rear garden.

Double Garage

17'7" x 17'4" (5.36m x 5.3m)

A spacious and integrated garage with power and lighting.

Rear Garden

A private, south-west facing garden thoughtfully landscaped with a full width patio, shaped lawn, pergola with decked seating area, vegetable beds, mature planting, and screening for privacy. Includes an outdoor tap.

Agents Notes

West Northamptonshire Council

Council Tax Band: G







GROUND FLOOR

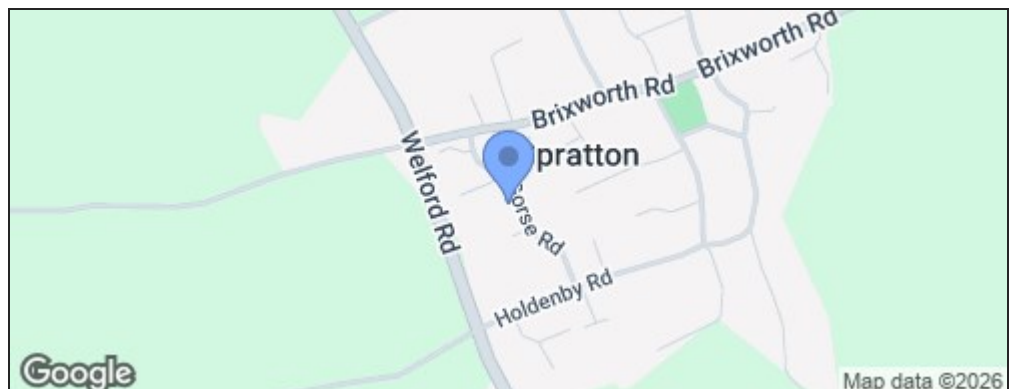


1ST FLOOR



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		
(81-91) B		
(69-80) C		
(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	
	75	80



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.