



4 Parnell Close, West Haddon, Northamptonshire, NN6 7GJ

HOWKINS &  
HARRISON



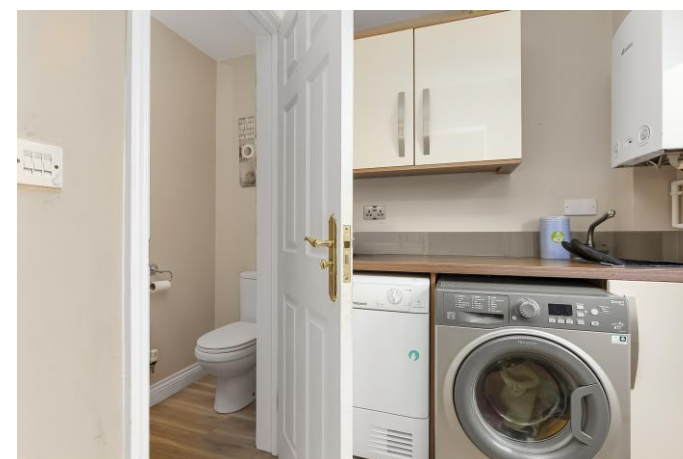
4 Parnell Close,  
West Haddon,  
Northamptonshire, NN6 7GJ

Guide Price: £590,000

A five bedroom detached property with double garage, located in the popular Northamptonshire village of West Haddon. The property is well presented throughout and offers flexible living accommodation over three floors, off-road parking and a generous rear garden.

### Features

- Five bedrooms
- Principal bedroom with dressing area and en-suite
- Family bathroom
- Jack & Jill bathroom to the top floor
- Kitchen/dining room with pantry
- Utility room
- EV charging point
- Spacious sitting room
- 2443 sq ft of accommodation over three floors
- Enclosed rear garden
- Popular village location
- Close to local amenities



## Location

The popular village of West Haddon has a comprehensive range of local amenities which include a village store, church, playing field, three public houses and two restaurants. The village is well placed for the commuter with the M6 motorway beginning at junction 18 of the M1 and the A14 being approximately five miles from the village.

Rugby Station offers frequent rail services to London and Birmingham with Rugby to London Euston taking just under 50 minutes. Additional train services are also available from Northampton and the nearby village of Long Buckby. Schooling is well served in the area with a highly regarded primary school within the village itself. West Haddon is within catchment for secondary education provided at Guilsborough Academy, along with Rugby Schools which include Rugby High School and Lawrence Sheriff, with a regular bus service operating from the village.



## Ground Floor

Enter into a spacious entrance hall with Karndean flooring, stairs rising to the first floor and doors leading to the ground floor accommodation. The kitchen/dining room runs the length of the property, with dual aspect windows overlooking the front and rear, and is fitted with cream high gloss wall and base kitchen cabinets and drawers, with work surfaces over which complement the island unit with further storage and breakfast bar. Integrated appliances include an AEG combination microwave oven and electric oven, induction hob with extractor fan over, dishwasher with space for a free-standing fridge/freezer. There is a wonderful pantry and separate utility area with doors to the garden and a downstairs cloakroom, fitted with further high gloss wall and base cabinets with space and plumbing for a washing machine and tumble drier. The spacious sitting room has a window overlooking the front aspect and French doors opening to the rear, with the focal point of the room being a stone fireplace with coal effect gas fire inset.









## First Floor

A galleried landing has stairs rising to the second floor and doors leading through to three bedrooms and the family bathroom, fitted with ceramic tiled flooring and tiling to the walls, panelled bath, shower enclosure, pedestal wash hand basin and WC. The principal bedroom overlooks the front aspect and has a dressing area with fitted wardrobes to one wall, along with an en-suite fitted with wash hand basin, WC and shower enclosure. There are two further bedrooms to the floor, one which is currently being used as an office and overlooking the front aspect and one overlooking the rear.

## Second Floor

Two double bedrooms sharing a Jack and Jill bathroom are accessed off a large landing.

## Outside

The front of the property is bound by an attractive brick-built wall with wrought iron railings over and is mainly laid to lawn. A wrought iron gate opens to paved steps which lead to the front door and around to the tarmac driveway, offering parking in front of the double garage. A side gate opens to a generous rear garden which is enclosed by a combination of close board fencing and a brick-built wall. There are established shrubs and trees along with paved patio areas ideal for entertaining. To the rear of the garden a wooden pedestrian gate opens onto a pathway leading to fields, ideal for dog walks.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.







## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

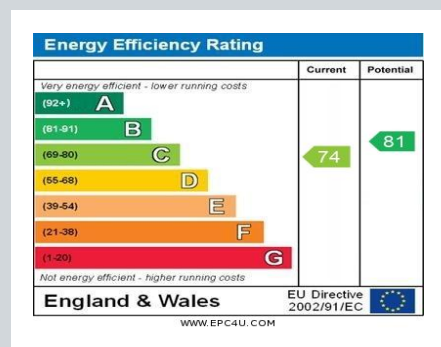
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council.Tel:0300-126700  
Council Tax Band – G.



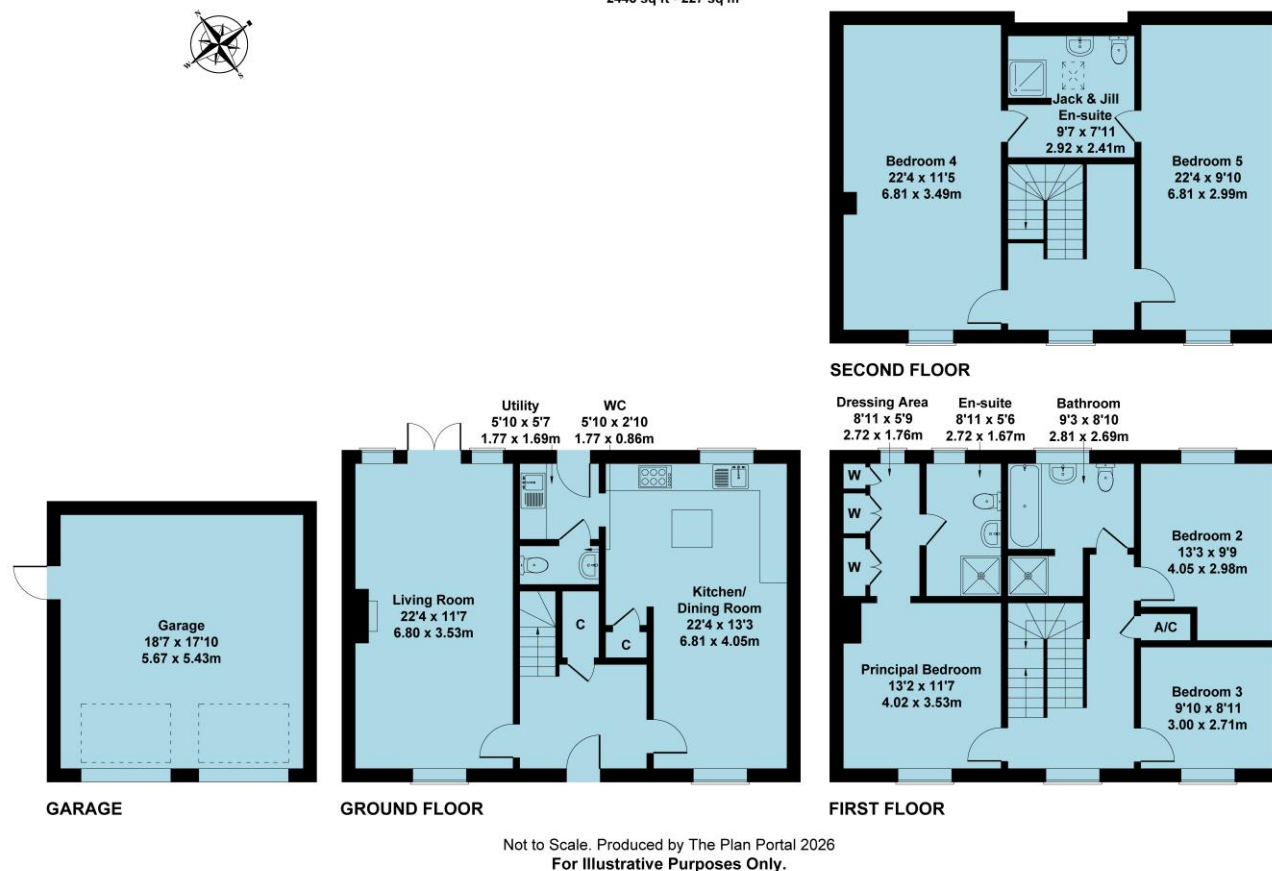
## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email property@howkinsandharrison.co.uk  
Web howkinsandharrison.co.uk  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

## 4 Parnell Close West Haddon NN6 7GJ

Approximate Gross Internal Area  
2443 sq ft - 227 sq m



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.