2 Forest Road
Hartwell
NORTHAMPTON
NN7 2HE

Guide Price £685,000

- DETACHED
- OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- FOUR BEDROOMS
- DOUBLE GLAZING
- DOUBLE GARAGE
- ENERGY EFFICIENCY RATING: D

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Nestled in the charming village of Hartwell, Northampton, this delightful detached house on Forest Road offers a perfect blend of modern living and traditional character. With four bedrooms, this property is ideal for families seeking comfort and space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, while the large rear garden presents a wonderful outdoor space for children to play or for hosting summer gatherings.

The home boasts a well-appointed shower room and retains many original features, including exposed beams that add a touch of rustic charm. The double garage and parking for up to six vehicles ensure that you will never be short of space for your cars or guests.

Living in this picturesque village location allows for a peaceful lifestyle while still being conveniently close to local amenities. This property is a rare find, combining the tranquillity of village life with the practicality of modern conveniences. Whether you are looking to settle down or invest in a family home, this house on Forest Road is a must-see.

Ground Floor

Entrance Hall
10'1" x 7'0" (3.09 x 2.14)
Turpentine tiled flooring, radiator, double glazed sash window to front, doors to:

Cloakroom
Suite comprising low level WC, hand wash basin, tiled splash areas, turpentine tiled flooring, radiator, UPVC double glazed window to rear with built in shutter blinds.

Lounge
20'5" x 12'7" (6.24 x 3.86)
Stone built part of the property, exposed beams to vaulted ceiling, stone fireplace with log burner, radiator, three windows to rear, UPVC French doors out to rear garden.

Dining Room
10'11" x 12'2" (3.33 x 3.72)
Turpentine tiled flooring, feature fireplace, radiator, double glazed sash windows to front and side.

Open Plan Kitchen/Breakfast/Family Room
22'0" x 15'10" max (6.73 x 4.84 max)

Kitchen
Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, range cooker point, kitchen island with breakfast bar and built in cupboards, UPVC double glazed windows to side and rear.

Family Room
Two UPVC double glazed French doors out to rear, turpentine tiled flooring, radiator.

Utility Room
10'10" x 6'1" (3.32 x 1.87)
Comprising base cupboards with work tops above, eye level cupboards, plumbing for washing machine, radiator, door to side.

Lobby
Double glazed window to front, stairs rising to first floor, tiled flooring, doors to:

Bedroom Four/Study
10'10" x 9'10" (3.32 x 3.02)
Large built in wardrobes, laminate flooring, double glazed sash window to front.

First Floor

Landing
Radiator, built in cupboard, double glazed sash window to rear with built in shutter blinds, doors to:

Bedroom One
11'11" x 11'6" (3.64 x 3.52)
Radiator, double glazed sash windows to front and side.

Bedroom Two
10'2" x 8'11" (3.10 x 2.73)
Built in wardrobes, radiator, built in storage cupboard, double glazed sash window to front.

Bedroom Three
7'9" x 7'11" (2.37 x 2.43)
Radiator, built in wardrobes, double glazed sash window to rear.

Shower Room
Modern suite comprising walk in shower cubicle with shower unit above, hand wash basin, low level WC, tiled splash areas, tiled flooring, under floor heating, double glazed sash window to rear.

Externally

Front Garden
Mainly laid with gravel for off road parking, surrounded by brick wall and hedging, double timber gates leading to parking and double garage.

Garage
Double garage, two up and over doors, power and light connected.

Rear Garden
Large garden comprising block paved patio area, large area laid to lawn, flower and shrub borders, mature plants and trees, secondary sunken garden with paved patio area, large pergola, raised flower beds, flower and shrub borders, decked patio area with pergola, gated rear access to bridal path.

Agents Notes
Council Tax Band: F

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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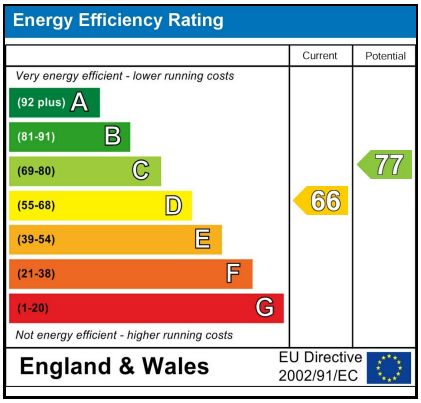

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