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## Chapel End, Northampton Northamptonshire NN7 2DD



**£538,995**

Offered to the market chain free, this beautifully presented four bedroom semi-detached character home combines charming period features with stylish modern fittings, occupying a sought after position on Chapel End in the desirable village of Piddington. The property offers spacious and versatile accommodation throughout including a superb contemporary kitchen/breakfast room with vaulted skylight and central island, a generous dining room/snug with exposed brick fireplace and inset stove, and a spacious lounge with French doors opening onto the rear garden. The ground floor further benefits from a useful utility area and a convenient downstairs WC. Upstairs are four well proportioned bedrooms, two benefiting from ensuite shower rooms, alongside a modern family bathroom. Externally, the property enjoys a substantial mature rear garden with patio seating areas, established planting and a pleasant outlook, while a gravelled driveway to the side provides off road parking for multiple vehicles.

Piddington is a highly regarded Northamptonshire village surrounded by attractive countryside and well placed for access to Northampton and Milton Keynes, offering an ideal balance of rural living and commuter convenience. The village is particularly popular with buyers seeking countryside walks and character surroundings, with Salcey Forest nearby providing extensive walking, cycling and outdoor leisure opportunities. Nearby Hackleton offers additional everyday amenities including a village shop, Post Office, public house and primary schooling, further enhancing the appeal of this attractive NN7 village setting.

## Entrance Hall

Stairs to first floor, storage cupboard, door into lounge and opening into kitchen.





### **Kitchen**

13'10" x 22'11" at widest (4.222 x 7 at widest )

Extensive range of modern cream gloss wall and base units with complementary work surfaces, tiled splashbacks and a central island providing additional preparation space and storage. The room benefits from a large range style cooker with extractor hood over, inset sink positioned beneath a window overlooking the garden, recessed ceiling spotlights and tiled flooring throughout, while the impressive vaulted skylight floods the space with natural light. Opening into dining area and door into utility area.



### **Dining Room**

17'3" x 11'9" (5.281 x 3.585)

Wood affect flooring, neutral décor and a charming exposed brick fireplace with inset stove creating a warm focal point to the room. The accommodation is enhanced by multiple windows allowing for plenty of natural light, while glazed double doors and an attractive internal feature window provide a pleasant open feel and connection through to the kitchen.

### **Living Room**

15'11" x 15'9" (4.875 x 4.809)

Two windows and patio doors into the rear garden.



### **Utility Area**

Window to rear, Worcester boiler, range of units with space for appliances and door into downstairs WC and rear garden.



### **Downstairs WC**

Modern downstairs cloakroom fitted with a low level WC and wash hand basin set within a useful vanity storage unit, complemented by contemporary tiled splashbacks and tiled flooring.

### **Landing**

Feature wagon wheel style window with decorative radial glazing bars and doors to four bedrooms and family bathroom.

### **Bedroom One**

15'9" x 9'6" (4.809 x 2.9)

Two windows to the front aspect, one window to the rear, built in storage and door leading to the en-suite.



### **En-suite**

A modern ensuite shower room fitted with a walk-in shower enclosure, low level WC and wash hand basin, complemented by contemporary tiling and tiled flooring.

### **Bedroom Two**

12'1" x 11'1" (3.697 x 3.384 )

Window and door to en-suite.



### **En-suite**

Corner shower enclosure, low level WC and wash hand basin with vanity storage, complemented by contemporary tiling and wood effect flooring.

### **Bedroom Three**

8'10" x 11'11" (2.7 x 3.645 )

Window to front.



**Bedroom Four**

8'3" x 8'8" (2.523 x 2.651 )

Window to front.



**Family Bathroom**


A contemporary bathroom fitted with a panelled bath, low level WC and wash hand basin with vanity storage, complemented by stylish tiling and wood effect flooring.





### Rear Garden

The property benefits from a generous and mature rear garden, predominantly laid to lawn with established trees, shrubs and planted borders creating an attractive outdoor setting. A substantial paved patio area provides ideal space for seating and entertaining, while additional features include a gravelled driveway.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>62</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 