

**29 Highfield Way
Yardley Hastings
NORTHAMPTON
NN7 1HQ**

£375,000



- **VERY LARGE PLOT OF 0.15 OF AN ACRE**
- **THREE GENEROUS BEDROOMS**
- **REFITTED KITCHEN**
- **SPACIOUS FAMILY HOME**

- **OFF ROAD PARKING**
- **OPEN PLAN KITCHEN/DINER**
- **REFITTED BATH AND SHOWER ROOM**
- **ENERGY PERFORMANCE RATING: C**

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In the heart of Yardley Hastings this extended and remodelled, mature semi-detached home is set at the end of a cul-de-sac on a surprisingly large plot of 0.15 of an acre. This superb family home has been lovingly maintained and updated by the current owners and now boasts a large, modern, open-plan kitchen/diner as well as off road parking and an exceptional rear garden. The accommodation comprises; an entrance porch, hallway, lounge, large light and airy open kitchen diner, pantry and a conservatory on the ground floor with three generously sized bedrooms and a refitted family bathroom on the first floor. To the side the porch encompasses a downstairs W.C. and a utility room/storage area. Externally, the front garden has been laid to block pave off road parking and to the rear a large 'L-shaped' rear garden offers a huge amount of potential for families looking for outdoor space and potential to extend in the future, Benefits include: an updated radiator heating system, uPVC double glazing, ease of access to local amenities including shops and Yardley Hastings primary as well as being ideally situated for commuters to Northampton, Olney, Milton Keynes and Bedford.

Ground Floor

Entrance Porch and Storage Area

Entered via a uPVC double glazed door, storage area, radiator, doors to a W.C., utility area, rear garden and to the hall.

Entrance Hall

Entered via a double glazed door, stairs rise to the first floor landing, double glazed window to the rear elevation, radiator, storage cupboard, doors to the lounge and kitchen/diner.

Lounge

11'11 x 11'9 (3.63m x 3.58m)

A light and airy room with two double glazed windows to the front and side elevations, electric feature fireplace set into a media wall with built-in storage cupboards to either side, television point, two wall mounted modern radiators, inset spotlighting to ceiling, picture rail.

Open Plan Kitchen/Diner

20'5 x 10'9 (6.22m x 3.28m)

Refitted with a stylish and modern range of wall and base level units with complementary work surfaces over, one and a half bowl sink drainer unit with mixer tap over, plumbing for an integrated dishwasher, integrated appliances include; double electric oven, induction hob with an extractor fan over, built-in fridge and freezer, inset spot lighting, radiator, space for dining table and chairs, inset spotlights to ceiling, luxury vinyl flooring, wall mounted boiler unit, built-in larder cupboards, pantry, double glazed window to the rear elevation, open to the conservatory.

Conservatory

10'4 x 7'4 (3.17m x 2.24m)

Of uPVC construction over a dwarf wall, radiator, vinyl flooring, double glazed windows and French doors to the garden.

Utility/Store Room

9'7 x 8'0 (2.92m x 2.44m)

Plumbing for a washing machine, space for an electric tumble drier, window to the rear elevation.

Ground Floor W.C.

Fitted with a low level W.C, and a wash basin.

First Floor

Landing

Double glazed window to the rear elevation, radiator, loft access hatch, doors to the first floor rooms.

Bedroom One

12'11 x 12'1 (3.94m x 3.68m)

Double glazed window to the front and side elevations, radiator, picture rail, spot lighting, door to a built-in wardrobe.

Bedroom Two

12'0 x 8'7 to wardrobes (3.66m x 2.62m to wardrobes)

Double glazed window to front elevation, a range of built-in wardrobes with sliding doors to one wall, doors to a built-in storage cupboard, radiator, spotlighting, picture rail.

Bedroom Three

9'6 x 8'8 (2.90m x 2.64m)

Double glazed window to the rear elevation, radiator, picture rail.

Bathroom

A four piece bathroom with a refitted suite comprising; a panelled bath with a shower and screen over, separate tiled shower cubicle, low level w.c. and a vanity unit housing a wash basin, heated towel rail, double glazed window to the side elevation, tiled flooring.

Outside

Front Garden

Well stocked enclosed flower beds, enclosed by a brick garden wall, laid to block paving.

Rear Garden

An extensively large rear garden in an 'L-shape', with a large patio leading a to a long lawn which wraps around to the left. Further paved seating area, various maturing trees and shrubs, cultivation and vegetable patch, large garden shed, views across open fields.

Agents Notes:

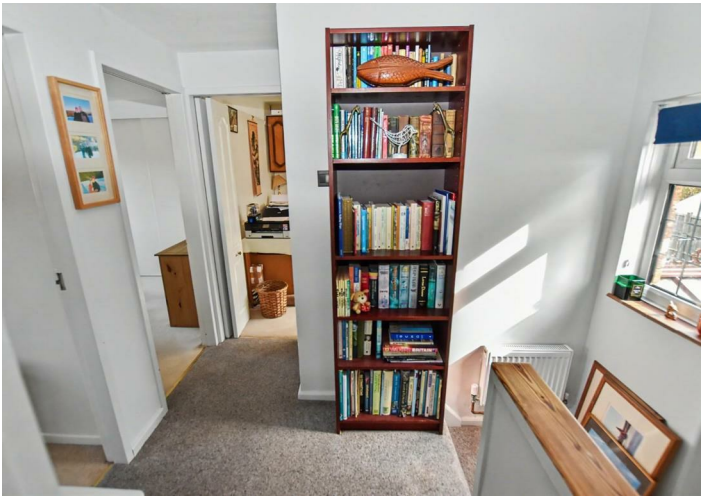
Local Authority: West Northants

Council Tax Band: B

Energy Performance Rating: C



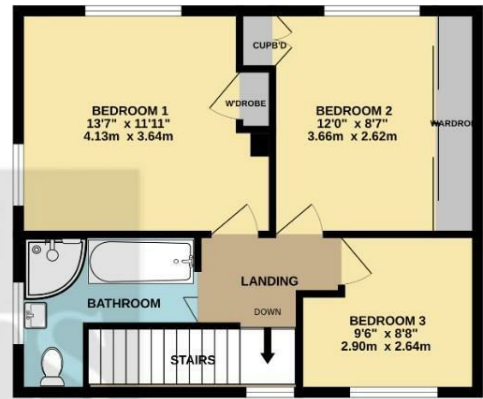




GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	



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