29 Riverstone Way
Hunsbury Meadows
NORTHAMPTON
NN4 9QG

Offers Over £390,000

- MODERN DETACHED
- OPEN PLAN LOUNGE / DINER
- EN-SUITE TO MASTER
- DRIVEWAY AND GARAGE
- FOUR BEDROOMS
- CONSERVATORY WITH INSULATED TILED ROOF
- LANDSCAPED REAR GARDEN
- ENERGY EFFICIENCY RATING : C

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PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom home in this sought after location on the South West edge of Northampton, that has been modernised by the current owners to offer light and airy accommodation with a recently landscaped rear garden. With accommodation comprising in brief; entrance hall, downstairs wc, an open plan lounge/diner, conservatory with insulated tiled roof, kitchen, and a partially converted garage into a utility room and remaining garage store. To the first floor are four bedrooms, with en-suite to main bedroom, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and a driveway offering off road parking.

Ground Floor

Entrance Hall
Enter via composite door, stairs rising to first floor, tiled flooring, radiator.

Downstairs WC
Obscure UPVC window to front aspect, low level wc, pedestal wash hand basin, ceramic tiled flooring and walls, radiator.

Lounge
16'4" x 11'2" reducing to 10'2" (4.98 x 3.41 reducing to 3.10)
UPVC window to front aspect, wooden laminate flooring, feature electric fireplace, radiator.

Dining Room
9'8" x 9'3" (2.97 x 2.83)
Patio doors to rear aspect, wooden laminate flooring, radiator.

Conservatory
9'8" x 9'11" (2.97 x 3.03)
Of UPVC construction with insulated and tiled roof, French doors to rear garden, wooden laminate flooring.

Kitchen
11'8" x 16'2" max (3.56 x 4.94 max)
L-shaped, UPVC window and door to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated double oven, electric hob with extractor over, and dishwasher, spaces for various appliances, complementary tiling, tiled flooring, radiator.

Utility Room
7'10" x 6'0" (2.41 x 1.83)
Part of the partially converted garage, base unit with roll top work surface over, wooden laminate flooring.

First Floor

Landing
Loft access, cupboard housing combination boiler.

Bedroom One
17'4" reducing to 11'8" x 10'0" (5.30 reducing to 3.57 x 3.07)
UPVC window to front aspect, fitted wardrobes, wooden laminate flooring, radiator.

En-Suite
8'8" x 5'0" (2.66 x 1.54)
Obscure UPVC window to front aspect, tiled shower cubicle, low level wc, inset sink with storage under, chrome heated towel rail, complementary tiling.

Bedroom Two
12'2" inc. wardrobes x 8'0" (3.72 inc. wardrobes x 2.44)
UPVC window to rear aspect, fitted wardrobes to one wall, further storage cupboard, wooden laminate flooring, radiator.

Bedroom Three
8'6" x 7'11" (2.61 x 2.43)
UPVC window to front aspect, fitted wardrobes, wooden laminate flooring, radiator.

Bedroom Four
8'7" x 7'11" (2.63 x 2.42)
L-shaped, UPVC window to rear aspect, wooden laminate flooring, radiator.

Bathroom
6'5" x 5'5" (1.98 x 1.66)
Obscure UPVC window to rear aspect, bath unit with shower over, low level wc, sink unit with storage under, ceramic tiled flooring and walls, radiator.

Externally

Front Garden
Block paved driveway offering off road parking, artificial grass area.

Rear Garden
Landscaped into various patio and gravel areas with artificial grass, flower and shrub beds, gated side access, enclosed by wooden fencing.

Garage Storage
10'7" x 7'11" (3.25 x 2.43)
Up and over door, power and light connected.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: D

This is Us
Love

Sparkle

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.

TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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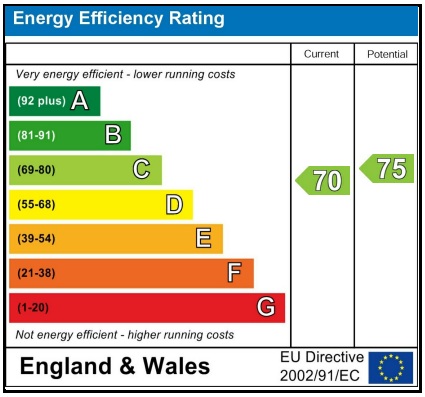

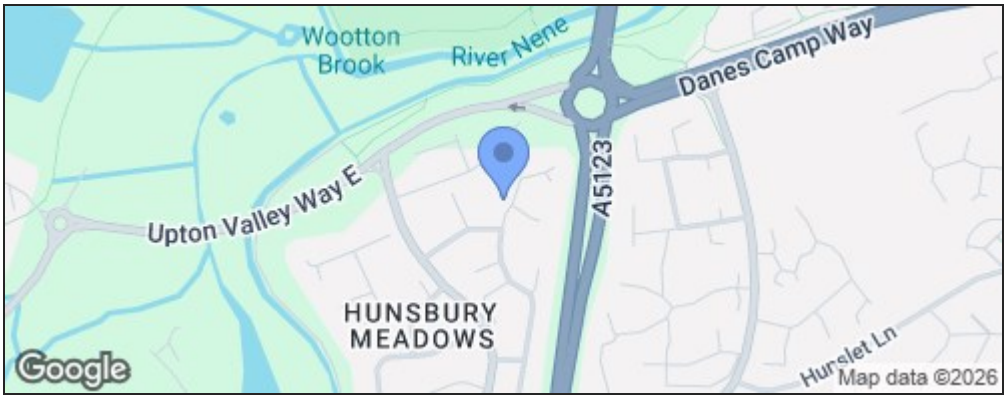

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