RICHARD GREENER

22 Rowlandson Close

Weston Favell, Northampton, NN3 3PB

£1,875 PCM

4 2 2 D

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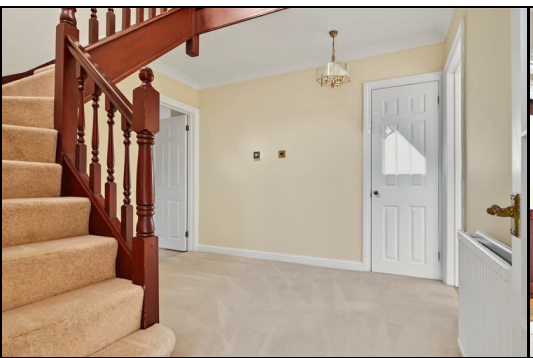
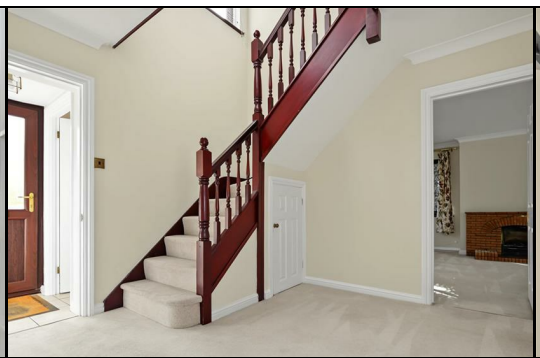
A beautiful four-bedroom detached home offering generous living accommodation, a particularly impressive rear garden and a detached double garage. With three reception spaces, a spacious kitchen/breakfast room and a principal bedroom with dressing area and en-suite, this property would make an excellent family home or suit a professional couple seeking space.





Unfurnished Accommodation: Entrance Porch, Entrance Hall, Two Cloakrooms, Three Reception rooms, Kitchen and Breakfast Room, Utility Room, Four Double Bedrooms, En Suite Shower Room, Family Bathroom, Front Garden, Rear Garden & and Detached double Garage. Council tax band G. EPC D.

The property is approached via a block-paved driveway providing parking for several vehicles and leading to the detached double garage. The garage has two manual up-and-over doors, a separate side access door, power and lighting. Mature trees and planting frame the front of the property, with further paved areas beside the garage. A brown uPVC entrance door with a frosted glazed panel opens into the entrance porch, which provides access to a cloakroom fitted with a white WC and wash hand basin, a chrome heated towel rail, tiled flooring and partially tiled walls. From the porch, a further door opens into the entrance hall, where the high ceiling and galleried landing create an open entrance space. The hall benefits from a full-height coat cupboard and understairs storage, with a carpeted staircase rising to the first floor. The generous lounge has windows to the front and side elevations, carpeted flooring and a gas coal-effect fire with a brick surround and hearth. Sliding patio doors open into the conservatory, which has a pitched glass roof, tiled flooring and electric heating. The conservatory enjoys views across the rear garden, with glazed double doors providing access outside. Double doors from the lounge lead into the separate dining room, which overlooks the rear garden and also connects to the kitchen.

The kitchen/breakfast room is fitted with a Bells kitchen comprising a range of white base and wall cupboards, including glazed display units, with work surfaces and tiled splashbacks. The sink is positioned beneath a window overlooking the rear garden. Integrated appliances include an electric hob with extractor hood, a Bosch oven, microwave, dishwasher and fridge. Ash laminate flooring continues into the breakfast area, where a front-facing bay window incorporates a fitted window seat. A separate utility room provides further cupboards, work surfaces and a sink, with matching wood-effect flooring. External doors provide access towards the front and rear of the property, and a second WC with wash hand basin is located off this room.

On the first floor, the galleried landing overlooks the entrance hall below and has a window to the front elevation. It provides access to all four bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes, overhead cupboards and bedside units. An adjoining dressing area provides further recessed wardrobes and leads to the en-suite shower room. The en-suite is tiled from floor to ceiling and includes a double shower cubicle, twin wash hand basins, a WC, a large mirror and a chrome heated towel rail. Bedroom two overlooks the rear garden and has a built-in wardrobe. Bedroom three is positioned at the front of the property and benefits from a fitted double wardrobe. Bedroom four also overlooks the rear garden and could alternatively be used as a home office. All four bedrooms are carpeted. The family bathroom is fitted with a white suite comprising a bath with power shower and glazed screen, a WC and a wash hand basin set within fitted storage cupboards. Further features include tiled walls and flooring, a large mirror, recessed ceiling lighting, a chrome heated towel rail and a frosted window to the front elevation.

Externally, the property occupies a plot of approximately one-third of an acre. The substantial rear garden is mainly laid to lawn, with established trees, shrubs and hedging providing a high degree of privacy. Two patio areas offer space for outdoor dining and seating, including an area immediately adjoining the house and a further area amongst the mature planting.

Further benefits include uPVC double glazing, gas radiator central heating and a security alarm system.

Ground Floor

Entrance porch 4'6 x 2'9 (1.37m x 0.84m)

Downstairs cloakroom 2'10 x 6'0 (0.86m x 1.83m)

Entrance hall 10'3 x 9'11 (3.12m x 3.02m)

Lounge 21'5 x 13'8 (6.53m x 4.17m)

Conservatory 10'8 x 11'7 (3.25m x 3.53m)

Kitchen/breakfast room: 25'4 × 11'5 (7.72m × 3.48m)

Utility room: 8'8 x 12'1 (2.64m x 3.68m)

Second cloakroom 2'10 x 5'6 (0.86m x 1.68m)

First Floor

First-floor landing: 16'2 x 3'11 (4.93m x 1.19m)

Master Bedroom 13'8 x 11'0 (4.17m x 3.35m)

En-suite shower room: 5'9 x 7'4 (1.75m x 2.24m)

Bedroom 2 12`8x10`11 (3.66m`2.44mx3.05m`3.35m)

Bedroom 3 13`11x7`9 (3.96m`3.35mx2.13m`2.74m)

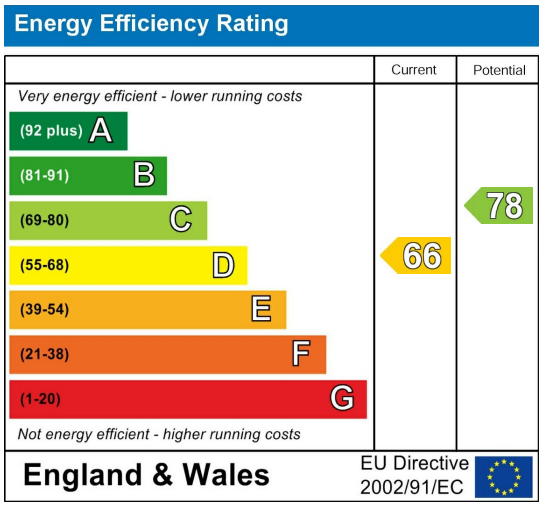
Bedroom 4 11`2x8`10 (3.35m`0.61mx2.44m`3.05m)

Family Bathroom

Double garage 17'9 x 18'7 (5.41m x 5.66m)

Area Map

Energy Efficiency Rating



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