

for sale

offers over

**£400,000**



**Blackwell Hill Northampton NN4 9YB**

Situated in a highly sought-after area close to local amenities, this beautifully extended four bedroom detached home offers spacious and versatile accommodation, ideal for family living.

# Blackwell Hill Northampton NN4 9YB

## Entrance Porch

Door to front elevation and further door to entrance hall.

## Entrance Hall

Stairs rising to the first floor landing. Doors leading to cloakroom, lounge and kitchen. Radiator and understairs storage.

## Cloakroom

White suite comprising low level flush w.c and wash hand basin. Double glazed window to the side elevation.

## Family Room

Patio doors to the rear elevation leading to the rear garden. Further French doors to the side elevation leading to conservatory. Carpet. TV point.

## Lounge

Two double glazed windows, one to the front and rear elevation. Radiator. Door to hallway, and French door to the conservatory.

## Kitchen

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surfaces. Integrated appliances comprising fridge freezer, electric oven and electric hob with a cooker hood over. Plumbing for washing machine. Breakfast bar. Double glazed window to the side elevation. Arch to family room.

## Conservatory

French doors to the rear elevation. Laminate flooring. Radiator. Door to family room.

## First Floor Landing

Airing cupboard. Loft access. Double cupboard. Double glazed window to the front elevation.

## Bedroom One

Double glazed window to the side elevation. Radiator. Two fitted wardrobes.

## En-Suite



White suite comprising shower cubicle, low level flush w.c and wash hand basin. Radiator. Double glazed window to the side elevation.

## Bedroom Two

Double glazed window to the rear elevation. Radiator. Cupboard.

## Bedroom Three

Double glazed window to the side elevation. Radiator.

## Bedroom Four

Double glazed window to the front elevation. Radiator.

## Family Bathroom

White suite comprising bath with shower over, low level flush w.c and wash hand basin. Radiator. Opaque double glazed window to the front elevation.

## Outside



## Front Garden

Driveway providing of road parking. Lawned area, and pathway leading to the front door. Gated access to the side of the property leading to the rear garden.

## Rear Garden

Landscaped rear garden. Patio area which is ideal for entertaining. Leading astro turf area with raised borders, flowers and beds. Summer house situated in the rear garden.

## Summer House

French doors to side elevation. Double glazed windows to the front and rear aspect. Power and light connected.

## Garage

Single garage with up and over doors. Power and light connected. Courtesy door to the rear garden.





**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 152.0 m<sup>2</sup> (1,636 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref: WFL408568 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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