



GREENER **Country** HOUSES & COTTAGES

24 Weston Way, Weston Favell, Northampton, NN3 3BL

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A rare opportunity to purchase this spacious and well-presented five-bedroom detached home, located in one of Northampton’s most desirable residential areas, close to Weston Favell Village. The property has been significantly improved by the current owners. It also benefits from an active planning application for a substantial ground-floor rear extension, with scope to create a large open-plan kitchen/living/dining space. The existing layout comprises an entrance hall, lounge, separate dining room, fitted kitchen, utility room and WC. On the first floor, there are four bedrooms and a modern family bathroom, with a fifth bedroom located on the second floor. Rooms not impacted by the proposed extension have already been stylishly renovated. Outside, the property boasts a beautifully maintained, south-facing rear garden extending approximately 100 feet, with access to multiple storage areas. To the front, there is off-road parking for two vehicles and a single garage.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

13'07 x 7'04
Entered via a part glazed composite front door there are stairs rising to the first floor with storage below and doors leading through to:-



LOUNGE

14'10 x 13'0
Re-fitted windows throughout including the bay window to the front elevation and a window to the side elevation. There are TV and telephone points with carpet fitted and a plug in effect log burner and fireplace.

DINING ROOM

17'0 x 11'01
With glazed floor to ceiling patio doors and window to the rear elevation and a window to the side this room benefits from a serving hatch leading through to the:-



KITCHEN

11'09 x 9'0
Fitted with a range of floor and wall mounted storage cabinets, tiled splashbacks, composite worktops and integrated ceramic sink and drainer there are spaces for appliances with integrated double oven and electric hob with extractor above. There is a double window overlooking the rear garden with access to storage under the stairs and a door leading through to:-



UTILITY ROOM

9'05 x 6'08
With space for a free standing fridge/freezer and storage there is a door leading to the rear garden and a further door leading to:-

WC

4'11 x 3'05
Suite comprising of WC and wash hand basin.

FIRST FLOOR

LANDING

With stairs rising to the second floor and doors leading to:-



BEDROOM ONE

13'01 x 12'07
With a four casement window to the front elevation and custom bespoke shutters with radiator below, there is space for a king size bed with carpet fitted.



BEDROOM TWO

12'05 x 11'03
With a three casement window to the rear elevation with bespoke shutters and radiator below, there is space for a king size bed and various storage with carpet and picture hanging rails fitted.



BEDROOM THREE

11'07 x 7'10
A three casement window to the rear elevation with bespoke window shutters, radiator below with carpet fitted and space for a single bed.



BEDROOM FOUR

13'02 x 6'05
With a two casement window to the rear and front elevation there is carpet fitted with space for a single bed and exposed wood beams.



FAMILY BATHROOM

7'10 x 7'04
A window to the front and side elevations with integrated worktops, WC and wash hand basin with vanity below, there is a bath with a power shower over with quarter tiled walls.



SECOND FLOOR

LANDING

Access to eaves storage and a door leading to:-

BEDROOM FIVE

11'07 x 11'02
A two casement window to the side elevation with bespoke window shutters there is a radiator below with carpet fitted and space for a double bed.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with a fence boundary the garden extends to approximately 100 feet with various outdoor storage and pedestrian access to the front.



FRONT GARDEN

Mainly laid to paving with off road parking for two vehicles and vehicular access to a single garage.

SINGLE GARAGE

Electricity is connected with a roller shutter door to the front elevation.

PLANNING PERMISSION

The current owners have submitted a planning application for a large rear extension. Application number; 2025/1792/FULL



SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

The Riverside Retail Park is approximately one mile away, whilst The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex (offering a range of sporting facilities) and Weston Favell Health Centre and Pharmacy. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Academy in Booth Lane South with primary schooling at Weston Favell CE Primary School. Close proximity of Abington Park (5 mins walk away) and access to the River Nene cycle way.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the Billing Road passing St Andrews Hospital and the Northampton School for Boys. At the traffic light junction with Rushmere Road turn left onto Park Avenue South and at the next traffic light junction turn right onto Abington Park Crescent. Take the third turning on the right into Weston Way and the property stands on the right hand side.

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