

39 Weston Way, Weston Favell, Northampton, NN3 3BN
£499,950 Freehold

Offered for sale with no onward chain is this mature, bay fronted three bedroom detached family home, offering scope for further development/extension (subject to the necessary planning consents being obtained). The property itself is situated on the outskirts of Weston Favell village and is a short walk to Abington Park. The accommodation comprises entrance porch, hallway with dog leg staircase to the first floor, bay fronted lounge, separate dining room, kitchen and conservatory. Upstairs, the landing feels spacious and benefits from light flooding through from the window looking out onto the side garden. There are timber panelled doors into the bedrooms, shower room and separate w/c. The substantial frontage has been beautifully kept with interspersed mature shrubs and a double width driveway leading to the double garage. The rear garden is mainly laid to lawn with plenty of mature shrubs and trees and a crazy paved area leading around the side of the property that is currently used as a drying area, but could potentially be further developed on. EPC Rating: E. Council Tax Band: F

Three Bedroom Family Home | Village Location | Potential Development Opportunity | Separate Reception Rooms | Double Garage & Off Road Parking | Gas Radiator Heating & Double Glazing (Where Specified)

modern marketing · traditional values

ENTRANCE PORCH

Timber entrance door with glass inserts. Of brick and timber construction with leaded light glazed panel inserts. Tiled floor. Timber glass door with stained glass panels to:

HALLWAY

Double glazed window to front elevation. Radiator. Wooden flooring. Storage cloaks cupboard. Timber and painted stairs rising to first floor landing. Timber panelled doors to adjacent rooms.

WC 1.93m x 1.07m (6'4 x 3'6)

Low level WC and wash hand basin.

LOUNGE 3.58m x 3.61m (11'9 x 11'10)

Leaded light double glazed bay window to front elevation. Leaded light double glazed window to side elevation. Radiator. Picture rail. Brick built fireplace with tiled surround and hearth with inset gas fire. Double timber panelled doors with glass inserts to:

DINING ROOM 3.53m x 4.57m (11'7 x 15'0)

Leaded light double glazed window to side elevation. Two radiators. Picture rail. Timber panelled door to kitchen. Timber panelled double doors to conservatory with opening windows either side.

CONSERVATORY 2.57m x 3.61m (8'5 x 11'10)

Of uPVC double glazed construction. Double glazed sliding doors to rear elevation. Tiled floor.

KITCHEN 3.30m x 4.39m (10'10 x 14'5)

Two double glazed windows to rear elevation. Fitted with a range of Shaker style wall mounted and base level cupboards and drawers with work surfaces over. Tiling to splash back areas. Ceramic one and half bowl sink and drainer with mixer tap over. Space for white goods. Built in Zanussi double oven, four ring gas hob with extractor over. Door to garage with glass inserts. Timber panelled door to hall.

FIRST FLOOR LANDING

Leaded light double glazed window to front elevation. Built in storage cupboards to one wall. Timber panelled doors to:

BEDROOM ONE 4.44m x 3.53m (14'7 x 11'7)

Leaded light bay window to front elevation. Radiator. Built in furniture to include vanity unit with inset wash hand basin and built in double wardrobe with overhead storage. Wall light point.

BEDROOM TWO 3.30m x 3.53m (10'10 x 11'7)

Leaded light double glazed windows to side and rear elevations. Radiator. Wall light point. Built in furniture to include double wardrobe with overhead storage and vanity unit with wash hand basin.

BEDROOM THREE 3.30m x 2.69m (10'10 x 8'10)

Leaded light double glazed window to side elevation. Radiator. Built in furniture to include double wardrobe with built in drawers and hanging rail. Overhead storage. Dressing/vanity unit.

SHOWER ROOM 2.29m x 1.52m (7'6 x 5'0)

Obscure double glazed window to rear elevation. Refitted suite comprising wash hand basin with cupboard below and mixer tap over, walk in double width shower cubicle with wall mounted shower and shower head and fitted seat. Modern marble effect panelling to all walls. Extractor fan.

WC 2.29m x 0.91m (7'6 x 3'0)

Obscure double glazed window to rear elevation. Wall mounted wash hand basin and low level WC. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

The substantial frontage is beautifully kept with interspersed mature shrubs and pebbled area. Pathway to entrance hall, accessed via the front gate. Double timber gates open onto a double width driveway that leads to the double garage. Enclosed by timber panelled fencing.

DOUBLE GARAGE 7.21m x 5.16m (23'8 x 16'11)

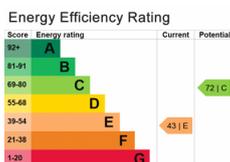
Access via double timber doors. Part polycarbonate roof. Double glazed window to side and rear elevation. Door to rear elevation.

REAR GARDEN

The rear garden has been lovingly cared for and offers a large lawn area, plenty of mature shrubs and trees and a separate patio area. A crazy paved area leads around the side of the property, currently used as a drying area but potentially offering further scope to extend (subject to necessary planning permission). All enclosed by mature trees, shrubs and timber panelled fencing.

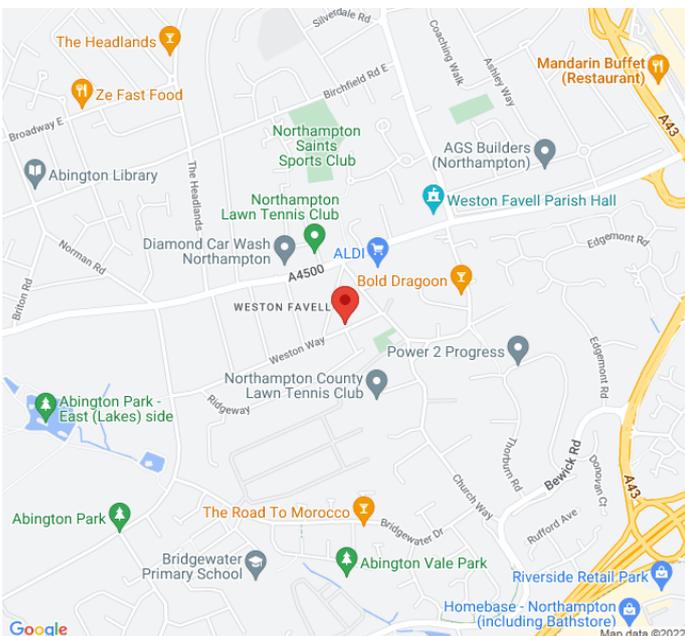
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

39 Weston Way, Weston Favell, Northampton NN3 3BN
£499,950 Freehold



LOCAL AREA INFORMATION

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.

39 Weston Way, Weston Favell, Northampton NN3 3BN
£499,950 Freehold