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West Way, Weedon, NN7 4QW

£435,000 Semi-Detached

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Department: Sales

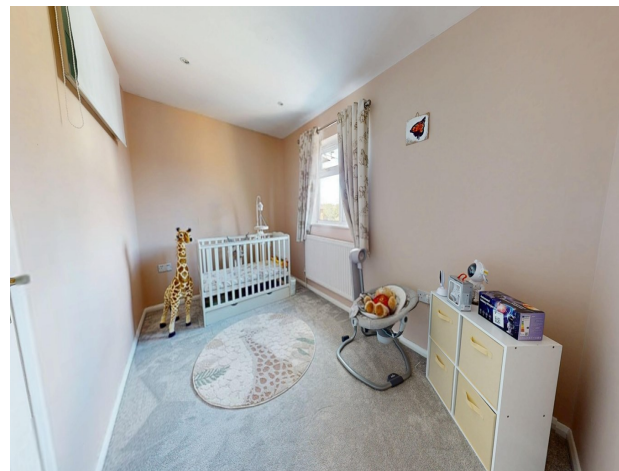
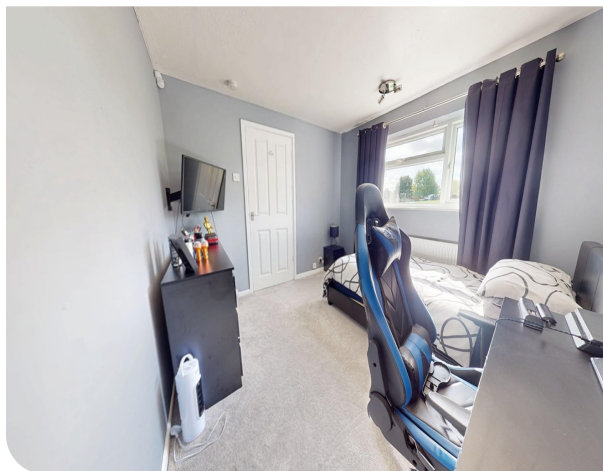
Tenure: Freehold



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Property Summary

NO ONWARD CHAIN A well appointed, extended family home located upon a prominent position within a peaceful close.

Features & Utilities

- ✓ Extended Family Home
- ✓ Five Bedrooms
- ✓ Study
- ✓ Garage
- ✓ South Facing Rear Garden
- ✓ Desirable Village Location
- ✓ Off Road Parking
- ✓ WC and En-Suite
- ✓ Utility Room
- ✓ NO ONWARD CHAIN

Property Overview

NO ONWARD CHAIN

A well appointed, extended family home located upon a prominent position within a peaceful close. Boasting spacious accommodation and high end finishes throughout this property is located in the desirable village of Weedon Bec with its superb transport links, close to the M1 and railway stations in Long Buckby and Northampton and its excellent amenities. The generous, tiered garden offers multiple entertainment areas, low maintenance, enclosed and is southerly facing. To the front off road parking for multiple vehicles and access to the garage is provided. Ground floor accommodation comprises; entrance porch, inner hallway, living room, kitchen, dining room, utility room, W.C and study. To the first floor; five bedrooms, family bathroom and an en-suite complete this impressive home. EPC Rating: TBC. Council Tax Band: C.

PORCH

Access via uPVC door. Obscured uPVC double glazed panels to both sides of the door. Tiled flooring. Single wooden door with decorative glass panelling and wood framed single glazed obscure glass panel to side of door.

HALLWAY

Radiator. Tiled flooring. Access to lounge and kitchen.

LOUNGE 3.89m x 4.22m (12'9" x 13'10")

uPVC double glazed window to front elevation. Luxury vinyl flooring. Log burner. Radiator.

KITCHEN 2.08m x 6.10m (6'10" x 20')

uPVC double glazed window to rear elevation. A range of wall mounted and base units with quartz effect roll top work surface over. Composite sink and drainer with stainless steel mixer tap. Induction hob with extractor hood. Double oven. Space for white goods. Access to dining room and utility room.

DINING ROOM

uPVC double glazed window to rear elevation. Radiator. Tiled flooring. Aluminium framed double glazed sliding patio doors to side elevation.

UTILITY ROOM 3.03m x 2.49m (9'11" x 8'2")

uPVC double glazed door to front elevation. uPVC obscure double glazed door to rear elevation. uPVC double glazed window to rear elevation. Two

radiators. A range of wall mounted and base units with quartz effect roll top work surface over. Composite sink and drainer with stainless steel mixer tap. Tiled flooring. Access to WC and study space.

WC

uPVC double glazed window to rear elevation. Radiator. Wall mounted corner wash hand basin. Half height wall tiling and tiled flooring. Low level WC.

STUDY 2.95m x 2.29m (9'8" x 7'6")

uPVC double glazed window to front elevation. Access to garage.

FIRST FLOOR LANDING

Radiator. Access to all bedrooms, bathroom, storage cupboard and to loft space.

BEDROOM ONE 5.64m x 4.00m (18'6" x 13'1")

uPVC double glazed window to front and rear elevation. Built in wardrobes. Two radiators. Access to en-suite.

EN-SUITE 2.27m x 2.87m (7'5" x 9'5")

uPVC double glazed window to side elevation. Full height tiling. Bath with stainless steel tap. Double shower cubicle. Low level WC. Sink in vanity unit. Chrome heated towel rail.

BEDROOM TWO 3.37m x 3.23m (11' x 10'7")

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.93m x 3.20m (9'7" x 10'6")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

BEDROOM FOUR 2.26m x 3.76m (7'5" x 12'4")

uPVC double glazed window to front elevation. Radiator.

BEDROOM FIVE 1.96m x 2.79m (6'5" x 9'2")

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

BATHROOM 2.36m x 1.73m (7'9" x 5'8")

uPVC double glazed obscure window to rear elevation. Low level WC. Sink in vanity unit. Chrome heated towel rail Bath with shower over. Full height tiling to walls and tiled floor.

OUTSIDE

FRONT

Side access to rear garden. External access to garage. Parking for several vehicles.

GARAGE 5.66m x 2.77m (18'7" x 9'1")

Double glazed window to rear elevation. Up and over door.

REAR GARDEN

Split over two levels. Mainly blocked paved with a large undercover entertainment area. Power sockets. Further entertaining space with artificial lawn section. Enclosed with wood panel fencing. Storage shed. Gated access to driveway.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Driveway, Garage
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

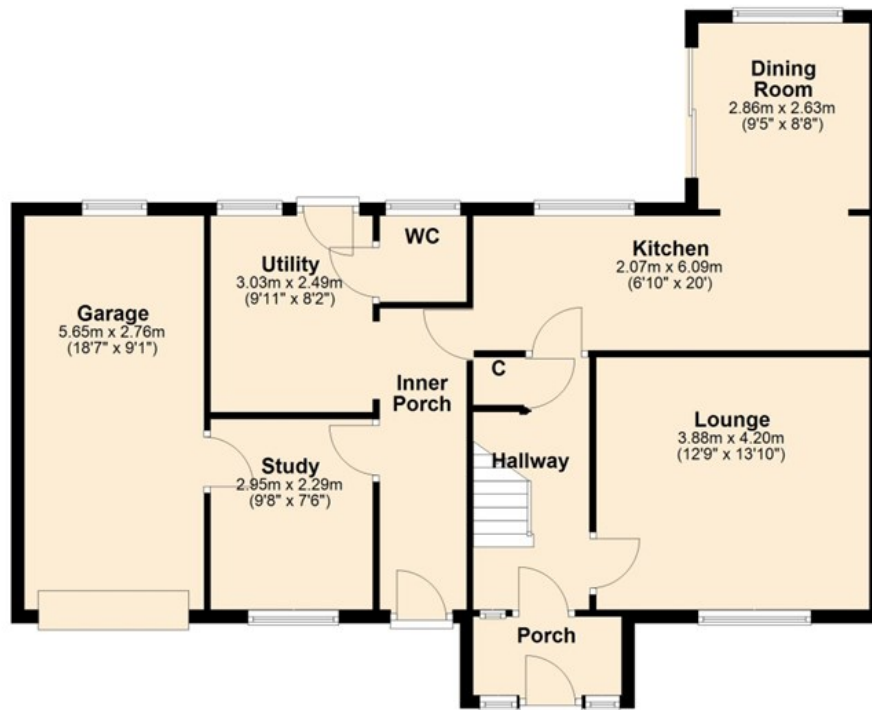
AGENTS NOTES

i Viewings by appointment only through us 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.

Floorplan

Ground Floor

Approx. 89.5 sq. metres (963.4 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.3 sq. feet)



Total area: approx. 173.8 sq. metres (1870.7 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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