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Westone Avenue, Westone, Northampton, NN3 3JH

£580,000 - OIRO Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Proudly sitting as the gate house to Westone is Westone Lodge, a beautiful four bedroom character property built in 1925 which perfectly mixes between old and new with its tantalizing modern décor and enchanting original features.

Features & Utilities

- ✓ Unique Character Property
- ✓ Blend Of Old & New
- ✓ Modern Kitchen / Family Room
- ✓ Large Rear Garden
- ✓ Off Road Parking & Open Garage
- ✓



Property Overview

Proudly sitting as the gate house to Westone is Westone Lodge, a beautiful four bedroom character property built in 1925 which perfectly mixes between old and new with its tantalizing modern décor and enchanting original features. This home boasts a large open plan kitchen/ family room with bi fold doors onto its expansive garden, great for entertaining with large patio area laid to rainbow sandstone. Further benefits include two separate reception rooms, open fireplaces and log burning stoves, modern bathrooms and a well proportioned garden with large lawned and patio areas at the end of which is a block paved driveway and open double garage which can be access by electric double gates. In brief the accommodation comprises, entrance porch, hallway, WC, study, sitting room, kitchen /family room and utility. First floor landing, bedroom one with en suite and walk in wardrobe, three further bedrooms and a family bathroom. Outside to the front is a fully enclosed garden with access via secure gate with intercom system. The rear garden is large with generous lawned and patio areas, multitude of bedded plants, shrubs and trees, sheds, block paved driveway and open double garage. EPC Rating D. Council Tax Band D.

ENTRANCE PORCH 2.92m x 1.93m (9'7 x 6'4)

Entrance via double glazed front door. Double glazed windows to front and side elevations. Tiled floor. Glazed door to:

HALLWAY

Stairs rising to first floor landing with understairs storage cupboard. Herringbone parquet flooring. Doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation. Suite comprising dual flush WC and wall mounted wash hand basin with mixer tap over. Tiled floor. Tiled splash backs.

STUDY 4.01m x 3.02m (13'2 x 9'11)

uPVC double glazed bay window to side elevation. uPVC double glazed window to front elevation. Feature fireplace with tiled hearth and wooden mantle. Picture rail.

SITTING ROOM 4.01m x 4.04m (13'2 x 13'3)

uPVC double glazed bay window to front elevation. Glazed window to porch. Radiator. Fireplace with stove, tiled hearth and wooden mantle. Picture rail. Television aerial point. Wooden flooring.

KITCHEN / DINING / FAMILY ROOM 9.40m max x 5.49m max (30'10 max x 18'0 max)

uPVC double glazed windows set in stone to rear elevation. Column radiators. Fitted with a range of wall, base and drawer units with quartz work surfaces. Built in appliances to include two eye level ovens, five ring induction hob and dishwasher. One and a half bowl sink and drainer unit in quartz with mixer tap over. Space for fridge / freezer. Bi-fold doors to rear garden. Door to:

UTILITY ROOM 2.03m x 2.41m (6'8 x 7'11)

Obscure glazed window to side elevation. Radiator. Wall mounted units. Work surfaces with space for appliances below. Boiler cupboard. Tiled floor.

FIRST FLOOR LANDING

Double glazed skylights. Radiator. Doors to:

BEDROOM ONE 4.34m x 4.55m (14'3 x 14'11)

uPVC double glazed windows to rear and side elevations. Radiator. Vaulted ceiling. Walk in wardrobe with sky light. Door to:

EN-SUITE 1.52m x 2.43m (5'0 x 8'0)

Sky light window. Heated towel rail. Suite comprising double shower cubicle, wash hand basin with mixer tap over and dual flush WC. Tiled splash backs. Tiled floor. Fitted mirror with light. Recessed ceiling spotlights. Extractor fan.

BEDROOM TWO 3.48m x 4.55m (11'5 x 14'11)

uPVC double glazed bay window to front elevation. Two radiators. Fitted wardrobe.

BEDROOM THREE 3.99m x 3.51m (13'1 x 11'6)

uPVC double glazed bay window to side elevation. Radiator.

BEDROOM FOUR 2.84m x 2.44m (9'4 x 8'0)

uPVC double glazed window to side elevation. Radiator.

BATHROOM 3.48m x 2.39m (11'5 x 7'10)

uPVC obscure double glazed window to side elevation. Heated towel rail. Suite comprising walk in shower, freestanding bath with mixer tap and shower attachment over, dual flush WC and wall mounted wash hand basin with mixer tap over and storage below. Wood effect tiled flooring. Tiled splash backs. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

FRONT GARDEN

Entrance via secure gate with intercom system and surrounded by a mixture of brick walling, wrought iron and timber fencing is this private garden with mature trees and a meandering path leading to the front door.

REAR GARDEN

A large private garden with an expansive patio area laid to rainbow sandstone which wraps around the side of the property. Long lawned area with several tall spruce trees. At the end of the garden is a block paved driveway accessed via double electric gates leading toward an open fronted double garage with power and light connected. All enclosed by timber fencing.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

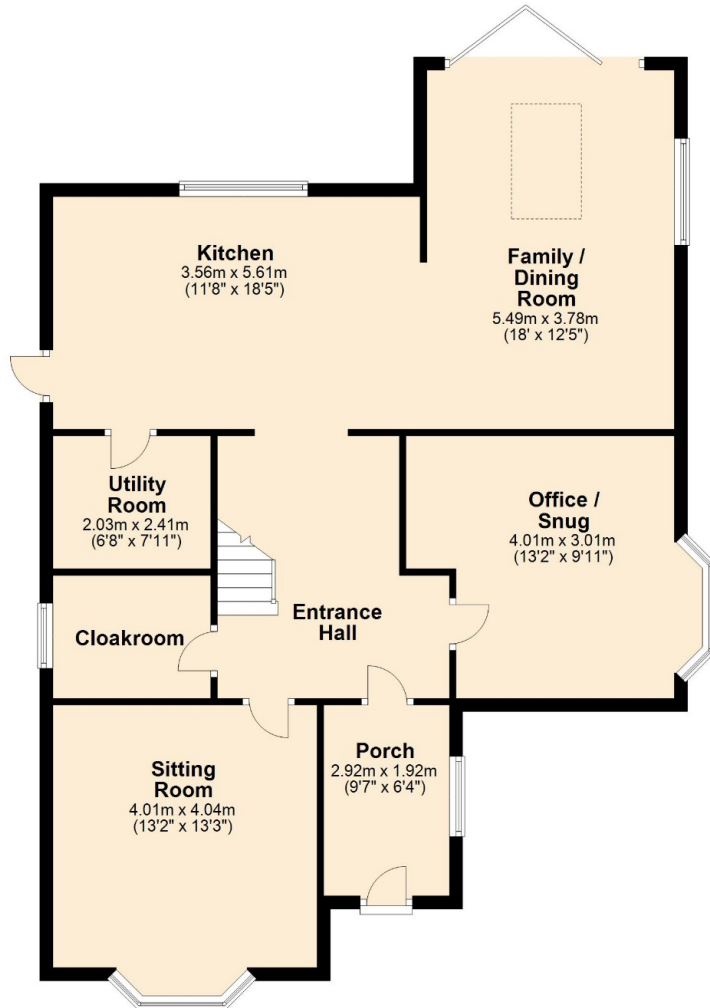
AGENTS NOTES

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.

Floorplan

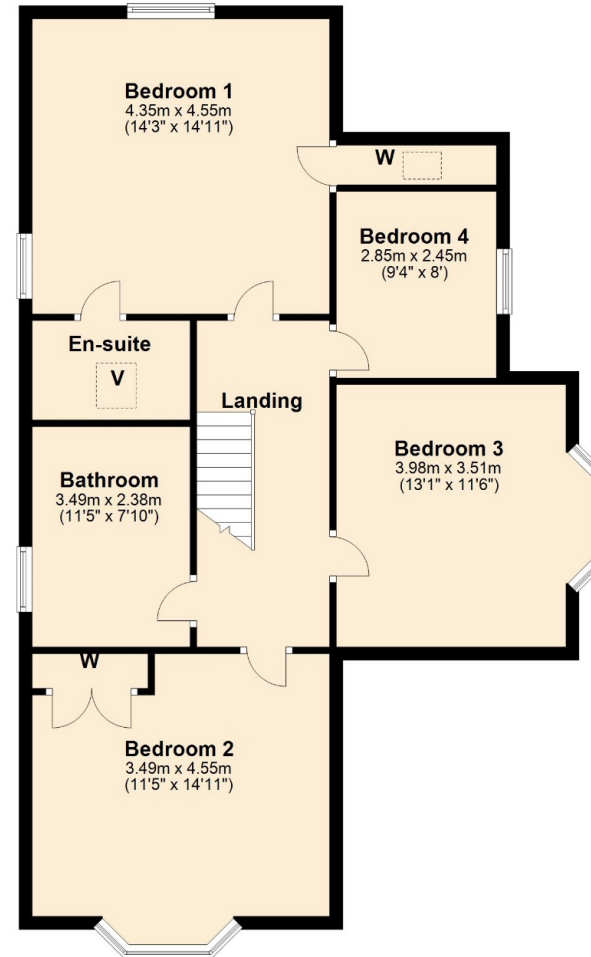
Ground Floor

Approx. 102.7 sq. metres (1105.1 sq. feet)



First Floor

Approx. 84.8 sq. metres (913.3 sq. feet)



Total area: approx. 187.5 sq. metres (2018.4 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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