



100 WESTONE AVENUE WESTONE NORTHAMPTON NN3 3JQ

Entrance Porch · Entrance Hall · Sitting Room · Dining Room · Kitchen & Breakfast Room · Shower Room · Utility · Four Bedrooms · Family Bathroom · Gas Central Heating · uPVC Double Glazing · Off Road Parking for 3/4 Vehicles
EPC rating C

DESCRIPTION

The property stands in an established residential area of the town and has in recent years been much improved including rewiring with data points in each bedroom, new kitchen, bathroom and shower room fittings.

ACCOMMODATION

Entrance porch with inner stained glass door to the entrance hall with wooden flooring and understairs store cupboard.

Sitting room with bay window to the front aspect and folding stained glass doors to dining room which in turns opens into the garden.

Kitchen and breakfast room benefitting from underfloor heating to the breakfast area and doors opening out on to the garden. The kitchen is fitted with a range of complimentary wall and base units with Quartz worksurfaces and dishwasher. Space for a range cooker and fridge freezer. Luxury vinyl tiled flooring

Utility with space and provision for laundry appliances. Luxury vinyl tiled flooring.

Shower room comprising walk in shower, vanity unit incorporating WC and wash hand basin.

MATURE FOUR BEDROOM SEMI DETACHED HOUSE IN A POPULAR RESIDENTIAL AREA OF THE TOWN WITH A LARGE, ENCLOSED GARDEN.



First floor landing with access to the loft via a pull down ladder.

The principal bedroom has a bay window to the front. Three further bedrooms.

The bathroom comprises a contemporary white suite to include panelled bath with shower over and glass screen, twin basins encased in a vanity unit, vanity WC, fitted storage cupboards and a cupboard housing a Valliant gas boiler. Complimentary wall and floor tiling.

OUTSIDE

The front driveway has ample parking for up to 4 cars. Storage area to part of the former garage. Provisions for a car charging point.

An enclosed large rear garden mainly laid to lawn with a large block paved entertaining terrace and side pedestrian access.

LOCATION

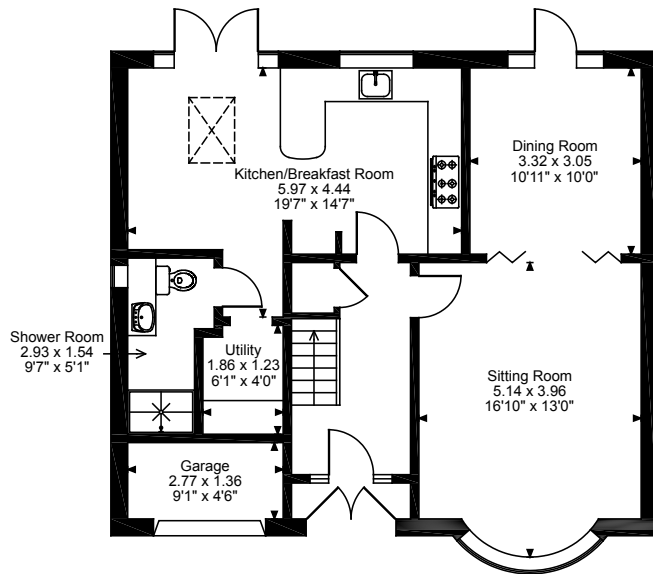
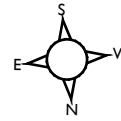
Westone is a popular residential area of town with a number of amenities including local shops and a hotel. Weston Favell shopping centre is a short walk away with a large supermarket, several shops, fast food outlets and banking facilities.

The area caters for children up to and including secondary age in its pre-schools, primary schools including Weston Favell Church of England Primary School which is currently Ofsted rated as outstanding and secondary schools.

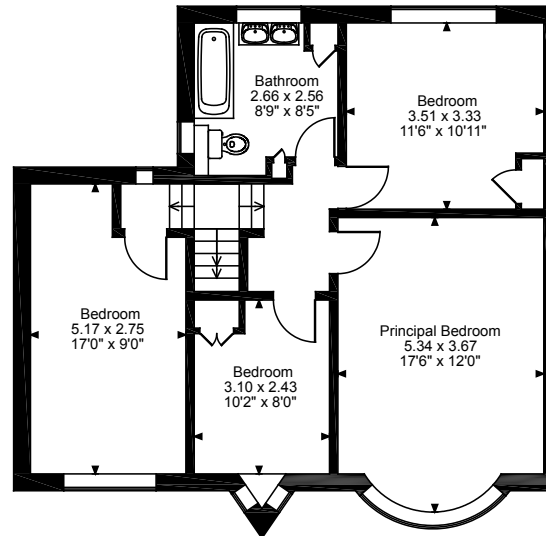
The location provides excellent main road access with both the A43 and A45 ring roads easily accessible. Mainline railway stations include Northampton and Wellingborough giving access to London and the Midlands.



100 Westone Avenue, Northampton
 Approximate Gross Internal Area
 Main House = 137 Sq M/1474 Sq Ft
 Garage = 4 Sq M/43 Sq Ft
 Total = 141 Sq M/1517 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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