



**EDWARD KNIGHT**  
ESTATE AGENTS

48 MORRISON PARK ROAD, WEST HADDON, NORTHAMPTON, NN6 7BJ

£430,000 (OFFERS OVER)







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this impressive four bedroom detached property which is situated on an enviable corner plot within a beautiful, private cul-de-sac in the highly sought after village of West Haddon. The property boasts landscaped gardens and a detached double garage with gated access to its rear. Morrison Park Road is conveniently situated close to local amenities, good schooling for all ages and offers easy access onto all major road networks.

### LOCATION

West Haddon is a village in the Daventry district of the county of Northamptonshire, about 11 miles north-west of Northampton and 7 miles east of Rugby and just off the A428 road which by-passes the village.

In the centre of the village you will find a Londis shop which incorporates a post office. There are three public houses, The Crown, which was recently refurbished, The Sheaf Inn, which re-opened in September 2018 and The Pytchley Hotel.

The village's primary school is West Haddon Endowed Church of England Primary School, further public and private schooling can be found in the near by villages such as Guilsborough's Secondary School, Crick and Long Buckby.





### ENTRANCE HALL

Double glazed composite door to front aspect.  
Wooden flooring. Stairs rising to the first floor.  
Radiator. Doors onto further accommodation.

### GUEST WC

Low level WC. Wash hand basin. Radiator. uPVC double glazed opaque window to side aspect.

### LOUNGE

17' 7" x 10' 11" (5.36m x 3.33m)

uPVC double glazed window to front aspect.  
uPVC double glazed French doors to the rear aspect. Electric fire with feature fireplace.  
Television and telephone points. Radiator.

### STUDY

10' 4" x 7' 7" (3.15m x 2.31m)

uPVC double glazed window to front aspect.  
Fitted desk and drawers. Radiator. Telephone point and high speed broadband connection.

### DINING ROOM

10' 4" x 9' 9" (3.15m x 2.97m)

uPVC double glazed window to side aspect.  
Radiator

### BREAKFAST KITCHEN

13' 3" x 16' 2" (4.04m x 4.93m)

Wall and base units with stone work surfaces over.  
Sink and mixer tap. Integrated induction hob with cooker hood above. Integrated double electric oven. Integral fridge freezer, washing machine and dish washer. Radiator. uPVC double glazed windows to side and rear aspect and door to side aspect. Wall mounted gas boiler.



### FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Loft access. Airing cupboard, Doors onto bedrooms and bathroom.

### BEDROOM ONE

17' 7" x 11' 2" (5.36m x 3.4m)

uPVC double glazed windows to front and rear aspects. Built in wardrobes. Radiator. Door onto:









#### **ENSUITE**

Shower cubicle with mains powered shower with rainfall effect shower head. Low level WC. Wash hand basin. Extractor fan. Radiator. Partly tiled walls. uPVC double glazed opaque window to front aspect.

#### **BEDROOM TWO**

13' 6" x 9' 6" (4.11m x 2.9m)

uPVC double glazed window to rear and side aspects. Radiator.

#### **BEDROOM THREE**

10' 7" x 9' 7" (3.23m x 2.92m)

uPVC double glazed window to front aspect. Radiator.

#### **BEDROOM FOUR**

10' 7" x 7' 9" (3.23m x 2.36m)

uPVC double glazed window to side aspect. Radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower head over. Low level WC. Wash hand basin. Extractor fan. Radiator. Partly tiled walls. uPVC double glazed opaque window to side aspect.

#### **FRONT GARDEN**

Flower beds borders surrounding the front and side of the property housing plants, bushes and hedging.

#### **REAR GARDEN**

Patio and lawned areas. Flower beds housing plants trees and shrubs. Brick wall surrounds. Access onto:

#### **DOUBLE GARAGE**

Two up and over doors. Power and lighting connected. Secure gated parking on front for multiple vehicles.





