

Make the right move!



**6 Edwinstowe Close, Weston Favell,  
Northampton. NN3 3NW.**

**£650,000 Freehold**

SUBSTANTIAL SIX BEDROOM FAMILY HOME. Edward Knight Estate Agents are pleased to present this substantial five/six bedroom detached family home located the desirable Weston Favell area. The accommodation briefly comprises an entrance hall, cloakroom, lounge, dining room, study, family room, kitchen, utility room, first floor landing, master bedroom with en-suite and walk-in dressing/bedroom six, bedroom two with en-suite, three further bedrooms, and family bathroom. benefits include UPVC double glazing, gas radiator heating a large detached double garage converted into a dog grooming studio, a driveway accessed via electric gates, and a generous corner plot garden.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Hall

Tiled floor. Radiator. Built in cupboards. UPVC double glazed window to front. Stairs to first floor.

### Cloakroom

Comprising low level w.c and wash hand basin. Tiled floor and splash backs. Heated towel rail.

### Lounge

22' 1" x 15' 6" (6.73m x 4.72m) Two upvc double glazed windows to front. here radiators. T.V point.

### Dining Room

14' 7" x 10' 6" (4.44m x 3.20m) UPVC double glazed window to front. Radiator. Feature fireplace with fitted gas fire. Wood floor.

### Study

10' 6" x 5' 5" (3.20m x 1.65m) UPVC double glazed window to side. Radiator.

### Family Room

23' 7" x 10' 5" (7.19m x 3.18m) UPVC window to side and doors to rear. Part upvc double glazed roof.

### Kitchen

16' 8" x 13' 4" max (5.08m x 4.06m) Comprising sink unit, floor standing cupboards with worktop above, eye level cupboards, integrated electric oven, gas hob with extractor above, radiator, tiled floor and splash backs, upvc double glazed windows to rear.

### Utility Room

15' 9" x 7' 11" (4.80m x 2.41m) Comprising floor standing with worktop above and eye level cupboards. Tiled floor and splash backs. Plumbing for washing machine. Radiator. UPVC double glazed window and door to rear.

### First Floor

#### Landing

Radiator. Loft access. Built in cupboard.

#### Bedroom One

15' 5" x 8' 10" (4.70m x 2.69m) UPVC double glazed window to rear. Radiator.

#### En Suite

7' 8" x 5' 5" (2.34m x 1.65m) Comprising shower cubicle, wash hand basin and low level w.c. Heated towel rail. UPVC double glazed window to rear.

#### Dressing Room/ Bedroom Six

14' 9" x 7' 5" (4.50m x 2.26m) The room can be accessed either from the master bedroom or off the landing. It is currently being used as a dressing room and has a upvc double glazed window front and radiator.

#### Bedroom Two

12' 2" x 10' 9" (3.71m x 3.28m) UPVC double glazed window to front. Radiator.

#### En Suite

6' 6" x 5' 8" (1.98m x 1.73m) Comprising shower cubicle, wash hand basin and low level w.c. Tiled splash backs. Heated towel rail. UPVC double glazed window to front.

### Bedroom Three

11' x 7' 8" (3.35m x 2.34m) UPVC double glazed window to front. Radiator.

### Bedroom Four

11' 11" x 9' 11" max (3.63m x 3.02m) UPVC double glazed window to front. Radiator.

### Bedroom Five

11' 5" x 8" (3.48m x 2.44m) UPVC double glazed window to rear. Radiator.

### Bathroom

White suite comprising panelled bath, wash hand basin and low level w.c. Tiled splash backs. Towel rail. UPVC double glazed window to rear.

### Externally

#### Garage

Large detached double garage which has been partly converted into a well designed grooming studio, with access to water system, aircon unit and power and lighting.

#### Front Garden

Driveway providing off road parking for several cars and accessed via electric gates.

#### Rear Garden

Enclosed corner plot garden with patio area leading on to lawn with a large timber built summer house to the rear of the garden.

