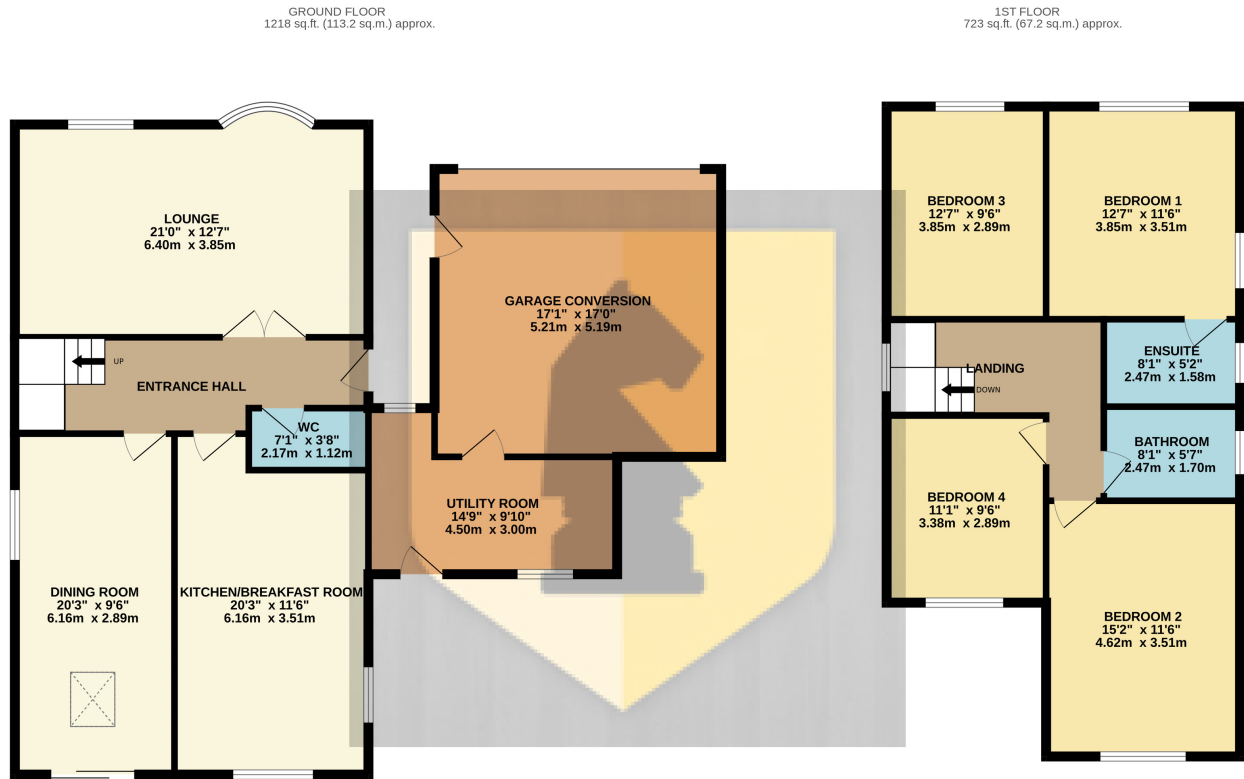


Make the right move!



TOTAL FLOOR AREA : 1941 sq.ft. (180.4 sq.m.) approx.

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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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



7 Wymersley Close, Great Houghton,
Northampton. NN4 7PT.

£500,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this extended four bedroom detached family home situated in the much sought after village location of Great Houghton. Offered in excellent decorative order throughout the spacious accommodation briefly comprises; entrance hall, lounge, refitted kitchen/breakfast room, dining room, utility room, additionally the garage has been converted into a playroom/family room but also offers an excellent work from space. To the first floor there are four double bedrooms with an ensuite to the master and a family bathroom. The kitchen was recently replaced and is now a high specification modern suite which features a sociable island. Including the garage conversion this property offers nearly 2000 square feet of internal accommodation. Externally there is a block paved driveway to the front and an enclosed garden to the rear. Great Houghton lies approximately 3 miles south easterly of Northampton ton centre and is within an easy reach of the Hospital. The A45 and M1 road networks are a short drive and both Bedford and Milton Keynes can be reached within a twenty minute drive.

Entrance Hall

Entry gained via a hardwood door. Stairs rising to the first floor. Radiator.

WC

Fitted two piece suite comprising of a low flush WC and wash hand basin. Radiator.

Lounge

21' 0" x 12' 6" (6.40m x 3.81m) Two upvc double glazed windows to the front aspect. Radiator. Feature fireplace.

Kitchen/Breakfast Room

18' 1" x 11' 7" (5.51m x 3.53m) Recently installed kitchen suite comprising of a range of base and eye level units with worktops mounted over. Sink and drainer unit with mixer tap over. Fitted electric oven and combination microwave oven. Fitted induction hob with extractor hood mounted over. Upvc double glazed windows to the rear and side aspects.

Dining Room

20' 3" x 8' 8" (6.17m x 2.64m) Upvc double glazed window to the side aspect. Upvc double glazed sliding doors to the rear garden. Velux window. Radiator.

Utility Room

14' 9" x 7' 0" (4.50m x 2.13m) Fitted suite comprising of a range of base and eye level units with worktops mounted over. Space and plumbing for a washing machine and tumble dryer. Upvc double glazed windows to the front and rear aspect. Double glazed door to the rear garden.

Converted Garage

15' 2" x 15' 2" (4.62m x 4.62m) Uovc double glazed door to the side aspect.

Landing

Airing cupboard. Loft hatch. Radiator.

Bedroom One

12' 7" x 11' 1" (3.84m x 3.38m) Upvc double glazed windows to the front and side aspects. Radiator.

Ensuite

Fitted three piece suite comprising of a low flush WC, wash hand basin and shower enclosure. Radiator. Double glazed window to the side aspect.

Bedroom Two

15' 2" x 11' 8" (4.62m x 3.56m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Three

12' 7" x 9' 6" (3.84m x 2.90m) Upvc double glazed window to the front aspect. Radiator.

Bedroom Four

11' 1" x 9' 8" (3.38m x 2.95m) Upvc double glazed window to the rear aspect. Radiator.

Bathroom

Fitted three piece suite comprising of a low flush WC, wash hand basin and panelled bath with shower over. Heated towel rail. Double glazed window to the side aspect.

