

Make the right move!



**16 Huntsmead, Berrydale, Northampton. NN3
5HT.**

£600,000 Freehold

Edward Knight Estate Agents are delighted to offer for sale this four bedroom well presented, extended detached family house situated in the popular residential area of berrydale close to Weston Favell Shopping Centre . The newly extended and refurbished accommodation briefly comprises: open plan entrance hall, kitchen/diner, utility room, lounge, large cinema room and wc. To the first floor: landing, bedroom one with dressing room and en-suite bathroom, bedroom two benefiting from an en suite, two further bedrooms and a family bathroom. The property further benefits from gas radiator heating, under floor heating to the open plan kitchen/diner. Upvc double glazing, off road parking and a lovely landscaped social garden to the rear.

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.

Ground Floor

Entrance Hall

Entry via composite door. Under floor heating. Stairs leading to the first floor. Opening into:

Kitchen Area

13' 4" x 9' 8" (4.06m x 2.95m) Newly fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl unit with mixer tap over. Fitted two electric ovens. Two fitted electric ovens. Fitted hob with extractor. Large island with integrated wine cooler. Integrated dishwasher. Double glazed window to the rear aspect.

Dining Area

13' 2" x 11' 7" (4.01m x 3.53m) Double glazed bi-fold doors to the rear aspect. Under floor heating.

Utility Room

Newly fitted suite comprising of a range of base level units with contrasting work surface mounted over. Space and plumbing for washing machine and tumble dryer. Space for side by side fridge/freezer. Wall mounted boiler. Double glazed window to the front aspect. Double glazed door to the side aspect.

WC

Two piece suite comprising: Low flush Wc. Vanity with sink over. Obscured double glazed window to the front aspect. Radiator.

Lounge

18' 6" x 11' 3" (5.64m x 3.43m) Double glazed window to the front aspect. Double glazed French doors to the rear aspect. Radiator. Covings. Feature fireplace. Door into:

Cinema Room

22' 9" x 18' 3" (6.93m x 5.56m) Two newly fitted double glazed windows to the front aspect. Double glazed door the rear aspect. Radiators. Storage cupboard. Media wall with space for an 85 inch tv.

First Floor

Landing

Double glazed French doors leading on to a balcony which overlooks the rear aspect. Loft access. doors into:

Bedroom One

17' 11" x 10' 9" (5.46m x 3.28m) Newly fitted double glazed windows to both the front and rear aspect. Radiators. Free standing bath. Opening into:

Dressing Room

17' 11" x 8' 0" (5.46m x 2.44m) Double glazed window to the front aspect. Radiator.

En Suite

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Walk in shower. Obscured double glazed window to the rear aspect.

Bedroom Two

12' 7" x 10' 6" (3.84m x 3.20m) Double glazed window to the front aspect. Radiator. Door into:

En Suite

Wet Room comprising: Low flush Wc. Pedestal wash hand basin. Wall mounted shower. Obscured double glazed window to the side aspect.

Bedroom Three

11' 7" x 7' 2" (3.53m x 2.18m) Double glazed window to the front aspect. Radiator.

Bedroom Four

11' 9" x 8' 4" (3.58m x 2.54m) Double glazed window to the front aspect. Radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Chrome heated towel rail. Obscured double glazed window to the rear aspect.

Externally

Front Garden

Block paved driveway, with gravel providing ample amount of off road parking.

Rear Garden

Large raised patio with steps leading down to artificial lawn and decking. Raised decking with a flush level hot tub. Outdoor lighting. Side gate leading to the front aspect.

