



BEECH CLOSE, NORTHAMPTON, NN7
£320,000 FREEHOLD





BEECH CLOSE, NORTHAMPTON, NN7

Nestled away at the top of a cul de sac and offered for sale, with no upper chain, is this extensively refurbished three bedroom semi-detached home with garage and sun lounge. Presented to an extremely high standard throughout with meticulous attention to detail, this home has undergone a thorough transformation.

LOCATION

This large and popular village lies approximately 7 miles west of Northampton. Along with the River Nene and Hoarestone Brook, Bugbrooke also sits on the Grand Union Canal and has a small marina for approximately 40 moorings. Twinned with Iteuil in France and Vohl in Germany. The village has seen much expansion over the years but the old part retains many fine buildings and is home to several of the village's amenities including general store, public houses, pet store, hairdresser, small deli / bakery, takeaway, Church community café and Anglican church. Move into the centre of the village and you will find a GP surgery, pharmacy and primary school which feeds into the extremely popular Champion Secondary School on the edge of the village, preschool and children's nursery plus the community centre hosting a range of activities. The village has well established rugby, football, bowls and cricket clubs plus Scouts and Guides groups. Main road links from Bugbrooke are excellent, with the A5 and M1 J16 both less than 3 miles away and the A45 Northampton ring road just over 5 miles away. A regular bus service also runs between Bugbrooke and Northampton where a mainline train station operates to both Birmingham New Street and London Euston.



The accommodation briefly comprises, uPVC door to entrance porch. From the porch a door leads to the living room. The living room, features access to the stairs, recently fitted uPVC double glazed windows to the front aspect. The living room, further features modern stylish radiators and wood effect flooring. The dining room benefits from having 'French' uPVC double glazed doors to the rear garden. The kitchen has been transformed with a stylish contemporary modern kitchen with oven and gas hob over with extractor fan, slim line breakfast bar, uPVC double glazed window to the rear aspect, space for American style fridge/freezer and cupboard which houses the boiler. There is a further useful storage cupboard. Access from the kitchen leads to a delightful sunroom, with sky light roof fitted and door that lead out to the rear garden. From the sunroom, a door leads to the recently installed downstairs WC. A further door leads into the garage. The garage benefits from having power and lighting.

The first floor landing has a uPVC double glazed window to the side aspect and drop down loft hatch with ladder to the boarded out loft.

The main bedroom is a decent size master with built in wardrobes providing ample hanging and storage space. A uPVC double glazed window faces out to the front aspect. Bedroom two is a double bedroom, with uPVC double glazed window which overlooks the rear garden. Bedroom three is a single bedroom, with a uPVC double glazed window and useful storage cupboard/wardrobe. The shower room has been fully replaced by a large walk in corner shower, low flush WC and pedestal wash hand basin. There is a stylish modern heated towel rail. The walls are fully tiled from floor to ceiling.

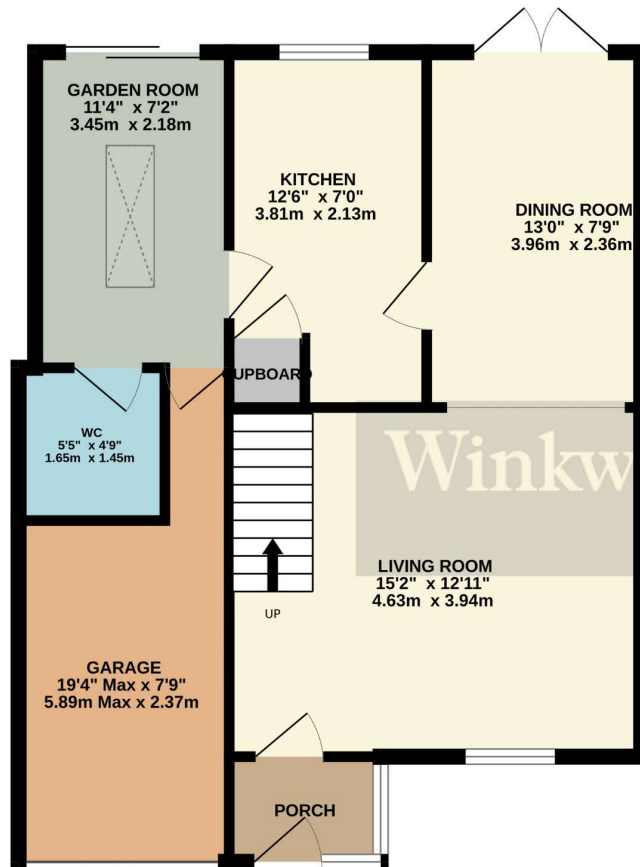
Externally, the rear garden is fully enclosed with plant borders surrounding the edge of the garden. In the middle there is an area of lawn. Abutting the rear of the property there is a paved patio area for entertaining and a gravel path that leads up to the Greenhouse. To the front of the property, a driveway leads round to the single garage.

Council Tax Band 'C'

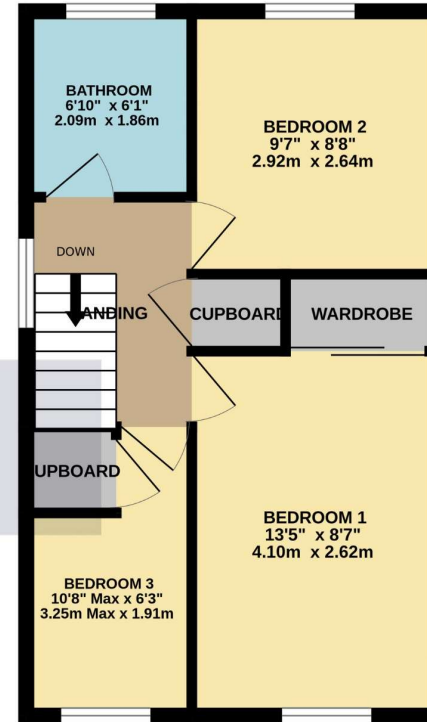
EPC Rating Band 'D' this was before full refurbishment was carried out.



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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