



WESTONE, NN3
£350,000 FREEHOLD

Winkworth



OAKLANDS DRIVE, NN3

Offered for sale with no onward chain, is this three bedroom semi detached home, which has been updated throughout. With a south/South East facing rear garden, uPVC Double Glazing, refitted stylish modern kitchen and two separate reception rooms, this property should be viewed.

- THREE BEDROOMS
- GARAGE
- NO ONWARD CHAIN
- MODERN REFITTED KITCHEN
- CLOAKROOM
- SOUTH EAST FACING REAR GARDEN
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO WESTON FAVEL SHOPPING CENTRE
- EPC TBC
- COUNCIL TAX BAND 'D'



The accommodation briefly comprises, Double doors, into entrance porch. From the porch, a door leads into the hallway. From the hallways, doors lead to the kitchen, living room and dining room. a further door leads to the cloakroom. The hallway benefits from having recessed spotlights. The living room benefits from having a bay window to the front aspect, recessed LED spotlights and a fireplace. The dining room features LED recessed spotlights, and a uPVC double glazed sliding doors to the rear garden. The kitchen has been refitted to incorporate a range of units at eye and base level with roll edge worksurface. There is a one and half bowl stainless steel drainer sink unit with mixer tap, built in eye level oven with separate four ring gas hob and extractor fan. There is space for an upright fridge/freezer and space for a washing machine. A uPVC double glazed window faces out to the rear garden with a further uPVC double glazed door. From the kitchen a door leads into the garage. The cloakroom has been updated to provide a stylish modern two piece suite with low flush WC and sink and heated towel rail.

To the first floor there are three bedrooms and a family bathroom with separate WC. The master bedroom features a uPVC double glazed bay window to the front aspect, and a full width run of fitted wardrobes. Bedroom two overlooks the rear garden and benefits from having a uPVC double glazed window. Bedroom three overlooks the front and features a fitted wardrobe and uPVC double glazed window. The bathroom is a two piece suite and includes a panel enclosed bath with separate wall mounted electric shower over with shower screen. There is a pedestal wash hand basin and airing cupboard. A uPVC double glazed window faces out to the rear aspect. There is a separate WC located off the landing with low flush WC, and uPVC double glazed window. The loft has a loft ladder and is mainly boarded.

Externally to the rear there is a large rear garden, which is mainly laid to lawn. The garden which is enclosed by panel fencing has a mixture of mature trees and shrubs. There is a paved patio area, which is perfect for entertaining.

To the front there is off road parking for several vehicles on a block paved driveway and twin doors that lead into the garage. The garage benefits from power and lighting and has an internal door that leads into the kitchen.

EPC TBC

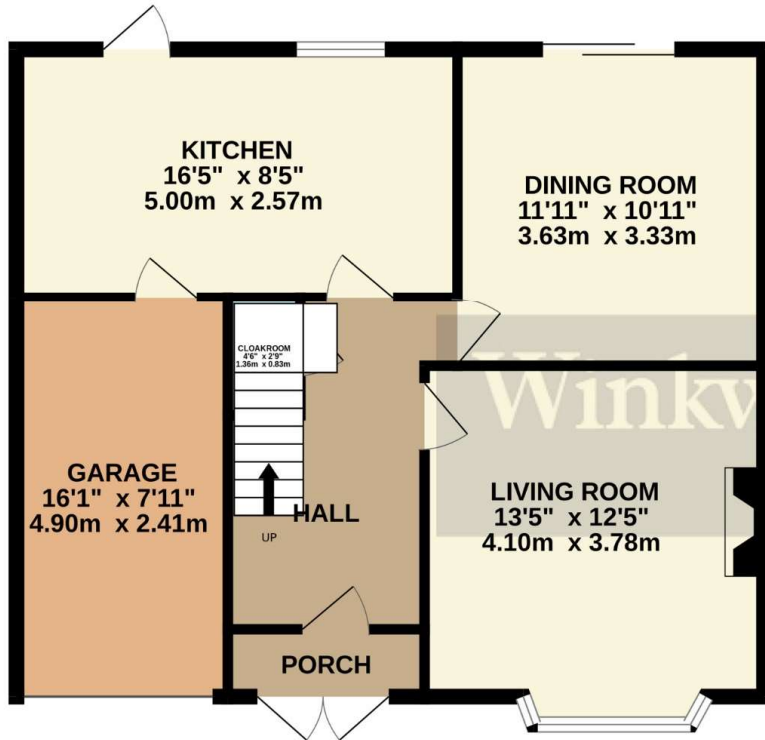
Council Tax band 'D'

LOCATION

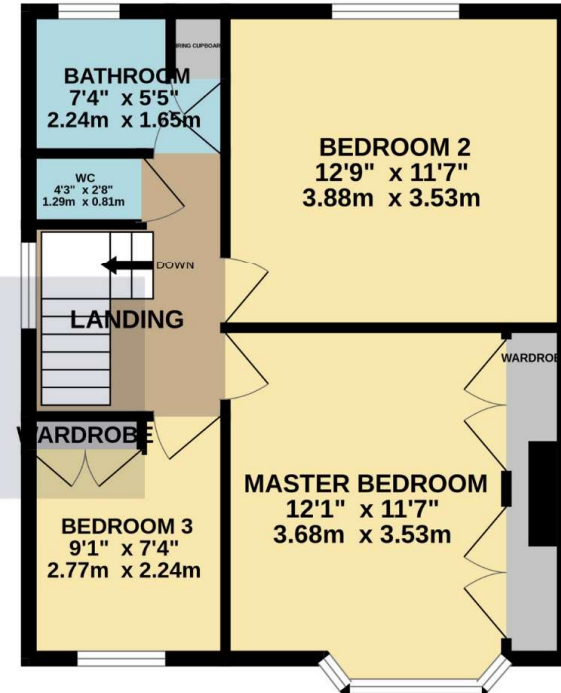
WESTON FAVELL IS A VILLAGE AND DISTRICT OF NORTHAMPTON SOMEWHAT ABSORBED BY THE TOWN'S EXPANSION IN RECENT DECADES. IT IS BISECTED BY THE A4500 WITH THE OLD VILLAGE TO ONE SIDE AND THE AREA OF WESTONE ON THE OTHER. THIS SUBURB OFFERS A WIDE SELECTION OF MATURE PROPERTIES AND RESIDENTS BENEFIT FROM GOOD LOCAL AMENITIES INCLUDING TWO PUBLIC HOUSES, PRIMARY SCHOOL, SECONDARY SCHOOL, PARISH CHURCH, GENERAL STORES AND HOTEL. JUST TO THE OUTSIDE OF THE FORMER VILLAGE BOUNDARY IS THE RECENTLY EXTENDED WESTON FAVELL SHOPPING CENTRE WHICH IS HOME TO A 24 HOUR SUPERMARKET, SEVERAL SHOPS, FAST FOOD OUTLETS AND BANKING FACILITIES ALL SET WITHIN AN ARCHITECTURALLY INTERESTING VAULTED CEILING MAIN ATRIUM. ITS LOCATION ALSO PROVIDES GOOD MAIN ROAD ACCESS POINTS WITH BOTH THE A43 AND A45 RING ROADS BEING ACCESSIBLE WITHIN APPROXIMATELY 0.5 MILE AND M1 J15 IS ONLY 6 MILES AWAY. MAINLINE TRAIN SERVICES TO LONDON EUSTON AND BIRMINGHAM NEW STREET CAN ALSO BE ACCESSED WITHIN 4 MILES AT NORTHAMPTON STATION



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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