

## REEDHILL, NORTHAMPTON, NN4

£1,250,000 | 6 Bed House - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this substantial six bedroom detached family home that measures in excess of 4,000 square feet. The property occupies a generous plot of approximately 0.48 acres, has a self-contained one bedroom annexe, triple detached garage and an in and out driveway with electric gates at both ends. This property has been tastefully extended and is located in a desirable part of West Hunsbury which is conveniently located for numerous local amenities, as well as having excellent access to the M1, junctions 15 & 15a. The ground floor accommodation of the main house briefly comprises a spacious entrance hall, cloakroom, two separate living rooms, one of which measures approximately 30ft x 16ft and has a stunning inglenook fireplace, there is a upvc double glazed conservatory, formal dining room that overlooks the garden, spacious kitchen opening in to a upvc double glazed breakfast room area with doors leading in to the garden and a separate utility room. To the side of the kitchen is a useful boot room area with sliding patio doors to the rear garden, as well as separate access to the front and annexe.

The first floor comprises a large landing with French doors providing access to a small balcony, substantial master bedroom with dual aspect windows, en-suite, dressing room/T.V room, bedroom two with en-suite, bedrooms four, five & six and family bathroom. Bedroom three is located on the second floor and also has an en-suite. There is a one bedroom, two storey, self-contained annexe that has it's own sitting room, kitchen, double bedroom with fitted wardrobes and an en-suite bathroom. Externally to the front the house is approached via two sets of electric gates which provide access to a large block paved in and driveway providing off road parking for numerous vehicles. There is access to the detached triple garage, front garden is enclosed by a brick wall and ornamental pillars. There is a large south west facing rear garden.

COUNCIL TAX BAND G

- Six Bedrooms
- Extended Detached Family Home
- 4,000 Square Feet
- Large Plot 0.48 Acres
- One Bedroom Annexe
- Triple Detached Garage
- Gated Driveway
- Four En-Suite Bedrooms
- Desirable Location
- Viewing Recommended



**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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BELVOIR!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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