

WEST RISING, NORTHAMPTON, NN4

£460,000 | 4 Bed House - Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this stunning four/five bedroom detached family home situated on a corner plot. The property has been fully refurbished by the current owner to a high standard and is immaculately presented throughout. The accommodation briefly comprises entrance hall, cloakroom, lounge with bi fold doors in to the garden, large open plan kitchen/dining/sitting room, downstairs study/bedroom five, first floor landing, master bedroom with en-suite, three further bedrooms and a family bathroom. The property further benefits from gas radiator central heating, underfloor heating in the lounge, upvc double glazing, block paved driveway providing off road parking for several cars, large rear garden with a timber built bar/outhouse. A viewing is highly recommended to appreciate the quality of this executive home.

COUNCIL TAX BAND: 'D'

- Four/Five Bedrooms
- Detached Family Home
- Stunning Condition
- Corner Plot
- Cloakroom
- Lounge With Bi-Fold Doors
- Large Kitchen/Dining/Sitting
- Study/Bedroom Five
- Off Road Parking For Several Cars
- Timber Built Bar/Outbuilding

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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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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