

BEECH AVENUE, NORTHAMPTON, NN3

£435,000

A Beautifully Extended 4 bedroom Home, With Views Of Abington Park - Beech Avenue NN3

**CHELTON
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LETTINGS & SALES



Chelton Brown have the pleasure in offering this exquisite, extended property, new to the market.

This fabulous property briefly comprises; Entrance hall, first reception (living room), cloakroom and an impressive open plan kitchen/family room with bi fold doors to the rear garden.

To the first floor there are 3 double bedrooms. Bedroom 2 offers an en suite shower room and further family shower room. The master suite occupies the second floor and comprises the main master bedroom, walk in wardrobe, bathroom and additional storage cupboards.

Outside there is a very generous quadruple garage which could offer a part conversion to a utility area or home office. There is a substantial rear garden with an established home office.

Further benefits include a new boiler system, new windows and doors throughout, a view of Abington Park from the master suite and no upward chain.

EPC Rating D

- Four Double Bedrooms
- Three Bathrooms & WC
- Generous Garden
- Quadruple Garage
- Extension With Large Skylight
- Open Plan Living
- Three Stories
- Views Over Northampton
- NO CHAIN!
- EPC Awaited

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Front Exterior



A deceptively spacious 4 bedroom family home with extensive garage and rear garden.

Hallway

On entrance via the front of the property you enter into the welcoming hallway. Doors lead to the living room, kitchen/family room and cloakroom. Stairs lead to the first floor landing

WC

The cloakroom comprises a top button flush WC and basin

Living Room 10'10" x 12'9"

The first versatile reception room offers a box bay window to the front aspect.

Kitchen / Open Plan Living 27'3" x 12'9"

This incredible room is over 8 meters in length (27ft) and will

have bifold doors to the rear garden. There is an opportunity to finalise the design and layout of the kitchen fittings

Landing 13'5" x 4'7"

Stairs lead from the ground floor to the first floor landing. Doors lead to 3 of the bedrooms and the family shower room

Bedroom Two 10'10" x 12'9"

Bedroom two offers a window to the front aspect and access to the en suite shower room

En-suite

The generous en suite shower room comprises a shower enclosure with shower over, top button flush WC and basin

Bedroom Three 9'11" x 7'10"

Bedroom three offers a window to the rear aspect

Bedroom Four 6'11" x 8'11"

Bedroom four is the fourth double room has a window to the side aspect.

Shower Room 6'5" x 4'7"

The family shower room comprises a generous shower enclosure with shower over, basin and top button flush WC.

There is a window to the rear aspect

Master Bedroom 10'5" x 10'10"

The fabulous master bedroom boasts light with contemporary undertones however the original exposed brick is featured on the rear wall. There is a panoramic window overlooking Abington

Park with access to a walk in wardrobe and private bathroom with eaves storage (second wardrobe)

Walk In Wardrobe

The skillfully created walk in wardrobe has a Velux window with plenty of space for hanging rails or storage units

Bathroom

The beautiful bathroom will offer a free standing bath, quadrant shower enclosure, toilet and basin. Window to side aspect

Eaves Storage

Conveniently placed is a door leading to eaves storage

Rear Garden



The beautifully landscaped rear garden is mainly laid lawn with planted borders and manicured trees. There is a decked area access to the garage and front of the property via a side gate

Garage

The substantial garage offers a flexible and versatile space to keep as a garage or split in to a workshop/office or utility area

Garden Room/Home Office 9'1" x 10'4"

This great additional space could be a home office or garden room. Door to side aspect and window overlooking the garden

Views Of Abington Park


This property is conveniently located just a short walk from the beautiful Victorian Abington Park. Views of the park can be appreciated from the second floor panoramic window

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Price £435,000

Ground Floor
Approx. 120.0 sq. metres (1291.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 190.1 sq. metres (2046.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and complete areas of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your intended use. Plan produced using PlanUp.

