

## GEORGES AVENUE, NORTHAMPTON, NN7

£329,995

A Deceptively Spacious 4 Bedroom Family Home, Located In Bugbrooke Village NN7



Chelton Brown have the pleasure in offering this deceptively spacious 4 bedroom extended family home, new to the market.

Offered with no upward chain, this substantial family home briefly comprises; Entrance porch, living room, kitchen/diner, utility room, downstairs WC and integral signal garage.

To the first floor there are 3 double bedrooms and further single bedroom. There is 3 piece family bathroom and further shower room.

Outside there is off road parking available for 2 vehicles, leading to single garage. To the rear there is a well-kept garden.

Further benefits include a brand new boiler, UPVC Double glazing and a lovely cul-du-sac location.

This lovely home is ideally situated in the South West Northamptonshire village of Bugbrooke. The village offers many amenities such as a nursery, primary and secondary school, village shop, pet shop, public house and café to name a few.

- 4 Bedrooms
- 2 Bathrooms
- Downstairs Cloakroom
- Generous Kitchen/diner
- Utility Room
- Quiet Cul-Du-Sac
- Excellent School Catchment
- No Upward Chain
- EPC Rating C (Before Boiler Upgrade)
- Council Tax Rate D



# GEORGES AVENUE, NORTHAMPTON, NN7

Front Exterior



A spacious extended 4 bedroom home with off road parking, garage and rear garden

Porch 7'8" x 5'0"



On entrance via the driveway, you enter into the welcoming porchway. Door leading to the living room. Storage cupboard

Living Room 16'9" x 13'6"



The very spacious living room creates wonderful recreational space. Door leading to the kitchen/diner and stairs lead to the first floor landing. Window to front aspect

Kitchen/Diner 16'9" x 9'2"



The light and contemporary kitchen diner comprises a range of eye level and base units to include, sink drainer, over, hob and worktop. Window to rear aspect and sliding patio doors to rear garden

Utility Area 9'2" x 9'2"

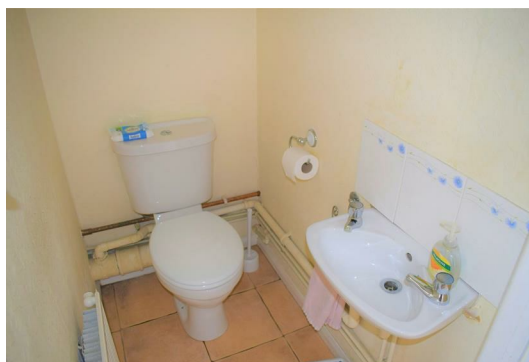


From the kitchen is the utility area. There is a worktop, sink fitted units and plenty of space for free standing appliances. There is a door leading to the rear garden, door to integral garage and access to the downstairs WC

Garage

The single garage has an up and over door, light and power and integral door to the utility area

WC



The WC comprises, low level flush WC and basin

Landing 9'11" x 8'8"

Stairs lead from the ground floor to the first floor landing. Doors lead to all 4 bedrooms, the shower room and bathroom

Bedroom 2 9'2" x 9'7"

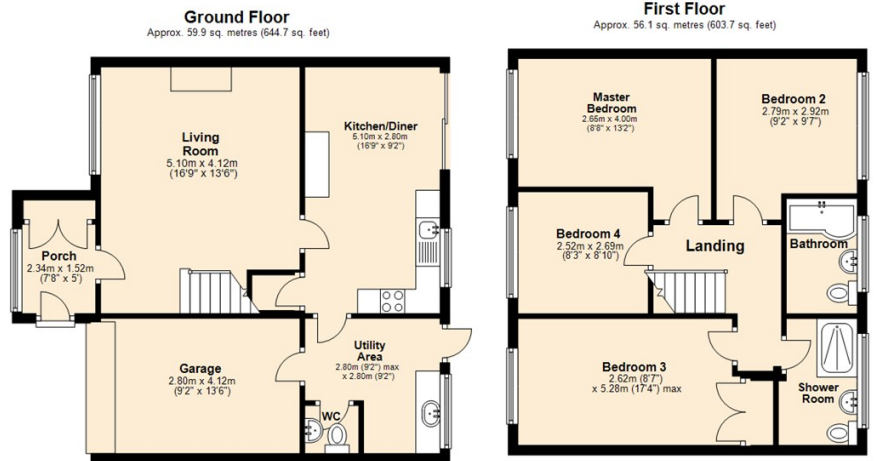


Bedroom, a double offers a window to the rear aspect

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Price £329,995

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 116.0 sq. metres (1248.4 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 completeness 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 space requirements. Plan produced using PlanUp.

