

**3 Harrison Road  
Harlestone  
NORTHAMPTON  
NN5 6UY**

**Offers Over £450,000**



- **FOUR BEDROOMS**
- **KITCHEN & UTILITY ROOM**
- **CORNER PLOT**
- **OFF ROAD PARKING**

- **THREE RECEPTION ROOMS**
- **CLOAKROOM**
- **GARAGE**
- **ENERGY PERFORMANCE RATING; B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to this charming family detached home located on Harrison Road in the exclusive area of Harlestone Grange. This property boasts three reception rooms, cloak and utility room, with four bedrooms and two bathrooms.

Situated on a corner plot, this home offers privacy and a sense of exclusivity. The larger than average garden provides a wonderful outdoor space with a large decking area along with patio and lawns.

One of the most appealing features of this property is its proximity to the picturesque Harlestone Firs, allowing you to enjoy leisurely walks to discover.

## **Ground Floor**

### **Entrance Hall**

The property is entered via a glazed door to the entrance hall. Stairs rising to first floor, 'Amtico' flooring, radiator, fitted storage cupboard, doors to;

### **Kitchen/Dining Room**

20'0" x 12'5" (6.10 x 3.80)

#### **Kitchen Area**

Double glazed window to rear aspect. The kitchen is fitted with a range of high gloss units with work surfaces over, one and a half bowl sink and drainer with mixer tap over, integrated appliances to include a six ring gas hob with stainless steel extractor over, fitted double oven, fridge, freezer and dishwasher. Wall mounted combination boiler in cupboard, under pelmet lighting, inset ceiling spotlights, 'Amtico' flooring.

#### **Dining Area**

Double glazed bay window to front and side aspect, radiator, 'Amtico' flooring.

### **Utility Room**

6'6" x 5'6" (2.00 x 1.70)

A matching range of high gloss units with work surface over, stainless steel sink and drainer with mixer tap over, integrated washing machine, space for tumble dryer, radiator, 'Amtico' flooring, glazed door to the back garden.

### **Lounge**

16'0" x 11'9" (4.90 x 3.60)

Double glazed bay window to side aspect and a double glazed window to rear aspect. French doors opening to the garden, two radiators and television point.

### **Study**

7'10" x 7'6" (2.40 x 2.30)

Double glazed window to front aspect, radiator, telephone points.

### **Cloakroom**

Obscure double glazed window to front aspect, a low level WC, pedestal wash hand basin with mixer tap over, tiling to splash backs, radiator, 'Amitco' flooring.

## **First Floor**

## **Landing**

Access via a drop down ladder to a partly boarded loft, door to airing cupboard housing mega flow cylinder, radiator.

## **Bedroom One**

15'2" x 11'9" (4.63 x 3.59)

Dual aspect double glazed windows, two radiators, television and telephone point. A range of fitted wardrobes, to include two double wardrobes and one single.

## **En Suite**

7'2" x 4'7" (2.20 x 1.40)

Obscure double glazed window to side aspect, a three piece suite comprising of a low level WC, pedestal wash hand basin and double walk-in shower cubicle, fully tiled with shower over, towel radiator, extractor, shaver point.

## **Bedroom Two**

17'0" x 9'2" (5.20 x 2.80)

Two double glazed windows to front aspect, radiator, fitted double wardrobe.

## **Bedroom Three**

10'9" x 9'6" (3.30 x 2.90)

Double glazed window to rear aspect, radiator.

## **Bedroom Four**

14'1" x 7'10" (4.30 x 2.40)

Double glazed windows to front and side aspects, door to fitted storage cupboard.

## **Family Bathroom**

Obscure double glazed window to rear aspect. A double walk-in shower cubicle with shower over, low level WC, pedestal wash hand basin, panel bath with mixer shower over, tiling to all splash back areas, towel radiator, extractor.

## **Externally**

### **Front Garden**

The garden has an area of low maintenance decorative stone enclosed by a hedge which runs from the front of the property round the side. The garage is accessed via a driveway which provides parking for up to three vehicles.

### **Rear Garden**

Externally to the rear, the garden is mainly laid to lawn and fully enclosed with wood fencing. External light and an outside tap, gated access to the driveway.

## **Garage**

The garage has power and lighting and storage in the roof space.

## **Agents Notes**

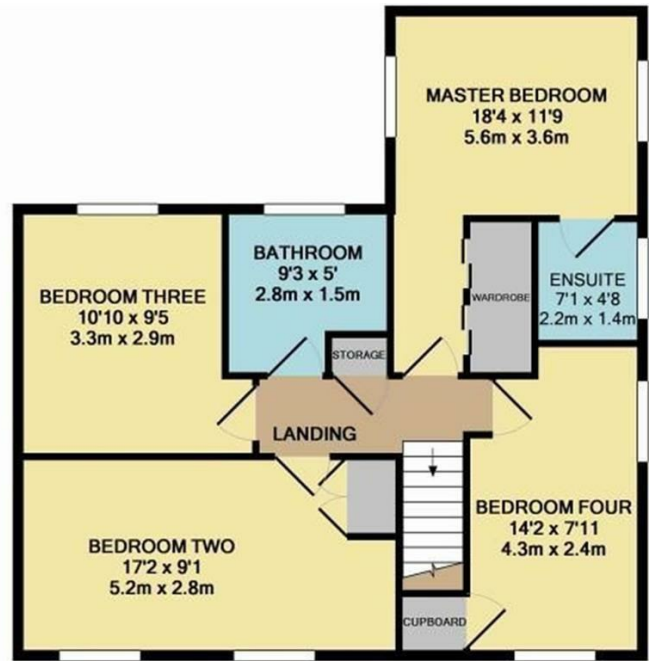
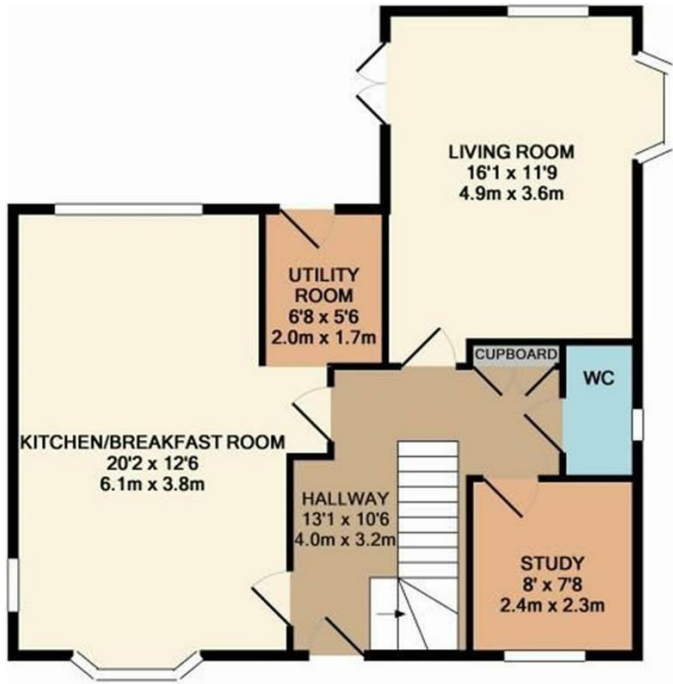
Local Authority: West Northamptonshire, Daventry Area

Council Tax Band: F

Greenbelt Charge £217.25 P/A





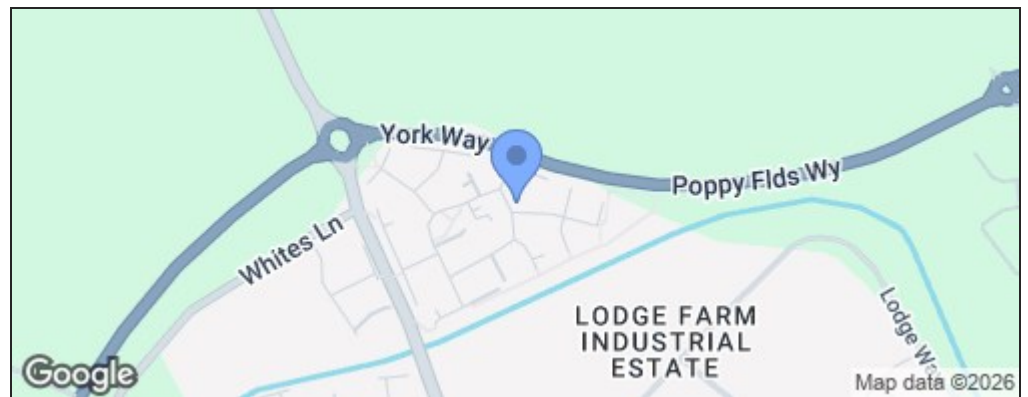


TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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