

**109 Sherwood Avenue
Kingsthorpe
NORTHAMPTON
NN2 8TA**

£400,000



- **EXTENDED TO THE SIDE AND REAR**
- **MODERNISED AND UPDATED THROUGHOUT**
- **GENEROUS MAIN BEDROOM WITH ENSUITE**
- **OFF ROAD PARKING**

- **REFITTED OPEN PLAN KITCHEN DINER**
- **FOUR/FIVE BEDROOMS**
- **REFITTED FAMILY BATHROOM**
- **ENERGY PERFORMANCE RATING TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



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A superbly extended and remodelled family home, set in a quiet cul-de-sac location in a sought after area of Kingsthorpe, having been modernised throughout to very high standard. The accommodation comprises: an entrance hall, sitting room with log burner, large open plan kitchen diner with a family room to the rear, utility room, downstairs w.c. and a bedroom four/home office on the ground floor. To the first floor there is a substantial master bedroom with an ensuite shower room, refitted family bathroom, two further bedrooms and a further room currently used as a bedroom that would also make a superb office or dressing room. Externally the original garage is now accessed from the utility to provide a large storage area/workshop that could also become a gym, workspace or cinema room. To the front, a block paved drive provides off road parking for several vehicles and to the rear there is a westerly facing landscaped garden that enjoys a fair degree of privacy. Internal viewing is essential to fully appreciate the size and quality of the space on offer.

Ground Floor

Entrance Hall

Entered via a composite door, stairs to the first floor landing, doors to the Kitchen/Diner, Study/Bedroom Four, cloakroom and utility room.

Kitchen/Diner

22'11 x 11'11 max (6.99m x 3.63m max)

A large light and airy open plan room, with a refitted kitchen with modern wall and base level units, complementary worksurfaces, electric oven with a gas hob over, integrated dish washer space for an upright fridge freezer, inset sink drainer, tiled flooring, under stairs storage area, double glazed door and window to the rear garden, door to the sitting room, space for a table and chairs, open to a family room.

Family/Garden Room

10'4 x 6'9 (3.15m x 2.06m)

Double glazed French doors and windows facing on to the rear garden, television point, radiator.

Sitting Room

15'4 x 11'2 (4.67m x 3.40m)

Double glazed window to the front elevation, radiator, log burner, television point, timber flooring.

Bedroom Four/Study

11'2 x 6'9 (3.40m x 2.06m)

Double glazed window to the front elevation, radiator.

Cloakroom w.c.

Fitted with a modern suite comprising a low level w.c. and a wash basin with a vanity unit under, double glazed window to the side elevation.

Utility Room

7'0 x 5'7 (2.13m x 1.70m)

Plumbing for a washing machine, electric drier point, base unit with a work surface over, extractor fan, door the workshop/garage.

Workshop/Storage

21'4 x 9'4 (6.50m x 2.84m)

Door and window to the rear garden, power and light connected.

First Floor

Landing

Doors to the first floor rooms:

Main Bedroom

19'10 x 8'11 (6.05m x 2.72m)

A large light and airy room with two double glazed windows to the rear elevation, radiator, door to the ensuite.

Ensuite Shower Room

Fitted with a tiled shower cubicle, low level w.c. and a wash basin, heated towel rail, double glazed window to the front elevation.

Bedroom Two

12'4 x 11'3 (3.76m x 3.43m)

Double glazed windows to the front elevation, radiator, door to eaves storage.

Bedroom Three

11'1 x 6'8 (3.38m x 2.03m)

Double glazed window to the side elevation, radiator.

Bedroom/Study

11'7 max x 6'8 max (3.53m max x 2.03m max)

Double glazed window to the side elevation, radiator.

Family Bathroom

Refitted with a modern suite comprising a P-shaped bath with a shower and screen over, vanity unit with a wash basin, low level w.c., radiator, tiled walls and splash back areas, double glazed window to the rear elevation, radiator.

Front Garden

Laid to block paving to provide off road parking, enclosed flower bed with maturing shrubs, gated side access to the rear garden.

Rear Garden

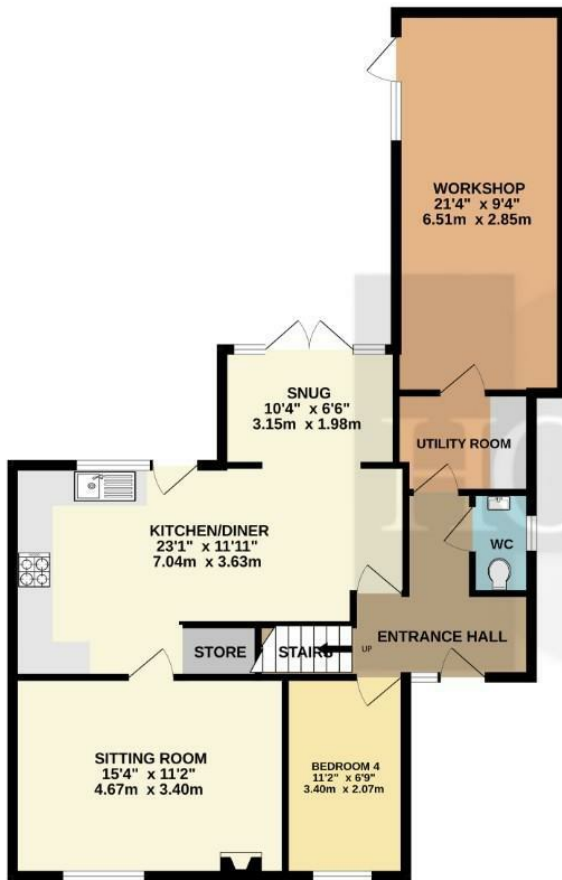
Laid mainly to a central lawn with a paved patio, maturing shrubs and trees, timber fence enclosed.







GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
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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