# 102 Church Way
# Weston Favell
# NORTHAMPTON
# NN3 3BQ

## £550,000

- EXTENDED DETACHED FAMILY HOME
- SOUGHT AFTER AREA
- REFITTED BATHROOMS
- HOME OFFICE/STUDY
- IMMACULATE CONDITION
- FOUR BEDROOMS
- STUNNING KITCHEN/FAMILY/DINING ROOM
- ENERGY EFFICIENCY RATING: C

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This beautifully presented and substantial detached family home, extended to offer generous living space, is located in a quiet cul-de-sac in the popular Weston Favell area of Northampton.

The ground floor features a welcoming entrance hall, leading to a spacious living room with an attractive fireplace and sliding patio doors that open to the rear garden. A versatile study or family room, also with patio doors, provides additional living space. The heart of the home is the stunning, refitted kitchen, dining, and family room, which benefits from bi-fold doors to the garden and a skylight lantern, creating a bright and airy atmosphere. There is also a utility room and cloakroom for convenience. Upstairs, there are four well-proportioned bedrooms, with the master bedroom enjoying an en-suite bathroom, while the remaining bedrooms are served by a refitted family bathroom.

Externally, the property boasts an open-plan front garden with large driveway leading to a double garage, and a generous, enclosed rear garden with mature flower and shrub borders offering a high degree of privacy. Recent improvements since 2021 include a wood-burning stove, new electrical rewiring, new windows, a new boiler, new family bathroom and a single storey rear extension to the kitchen. This property has been exceptionally well maintained, and viewing is highly recommended.

**Ground Floor**

**Entrance Hall**
Enter via entrance door, obscured UPVC double glazed windows to side elevations, two radiators, coving to ceiling, stairs rising to the first floor, understairs storage cupboard, doors to:

**Cloakroom**
Suite comprising close coupled W/C, wall mounted wash hand basin, half height tiling, radiator.

**Lounge**
21'10" x 12'2" (6.67m x 3.71m)
UPVC double glazed window to front elevation, two radiators, feature fireplace with stone surround, mantle and hearth, and inset coal effect gas fire, coving to ceiling, UPVC double glazed sliding patio doors to rear elevation, door to:

**Study/Office**
15'0" x 7'8" (4.58m x 2.34m)
Obscured UPVC double glazed window to side elevation, radiator, coving to ceiling, UPVC double glazed sliding doors to rear elevation, door leading into garage.

**Kitchen/Dining/Family Room**

**Kitchen Area**
21'10" x 11'0" max (6.67m x 3.36m max)
UPVC double glazed window to front elevation, a stunning refitted kitchen, one and a half bowl sink unit set into a range of base units with work surfaces over, matching upstands, matching wall units, upright unit, built in double oven, integrated dish washer, space for American style fridge freezer, peninsular island with inset gas hob with stainless steel canopy extractor hood and breakfast bar, opening onto;

**Dining/Family Area**
15'4" x 12'0" (4.68m x 3.66m)
Bi-fold doors to the side and rear elevations, large roof lantern, wood burning stove, radiator.

**Utility Room**
11'11" x 5'7" (3.64m x 1.71m)
UPVC double glazed window to rear elevation, sink unit set into a range of base units with work surfaces over, plumbing for washing machine, space for tumble dryer.

**First Floor**

**Landing**
UPVC double glazed window to rear elevation, radiator, built in double width airing cupboard, loft access, doors to:

**Bedroom One**
12'3" x 10'10" (3.75m x 3.31m)
UPVC double glazed window to front elevation, radiator, door to:

**En Suite**
Obscured UPVC double glazed bay window to front elevation, modern white suite comprising low level W/C, wash hand basin set into vanity unit, half tiled walls, double width walk in shower with glass screens, waterproof wall paneling, chrome heated towel rail, extractor fan.

**Bedroom Two**
12'3" x 10'8" (3.75m x 3.26m)
UPVC double glazed window to rear elevation, radiator.

**Bedroom Three**
10'1" x 8'2" (3.08m x 2.51)
UPVC double glazed window to front elevation, radiator.

**Bedroom Four**
11'3" x 6'9" (3.43m x 2.06m)
UPVC double glazed window to rear elevation, radiator.

**Bathroom**
6'8" x 6'8" (2.04m x 2.04m)
Obscure UPVC double glazed window to side elevation, refitted modern white suite comprising low level W/C, pedestal wash hand basin, free standing bath with mixer tap, waterproof wall paneling.

**Externally**

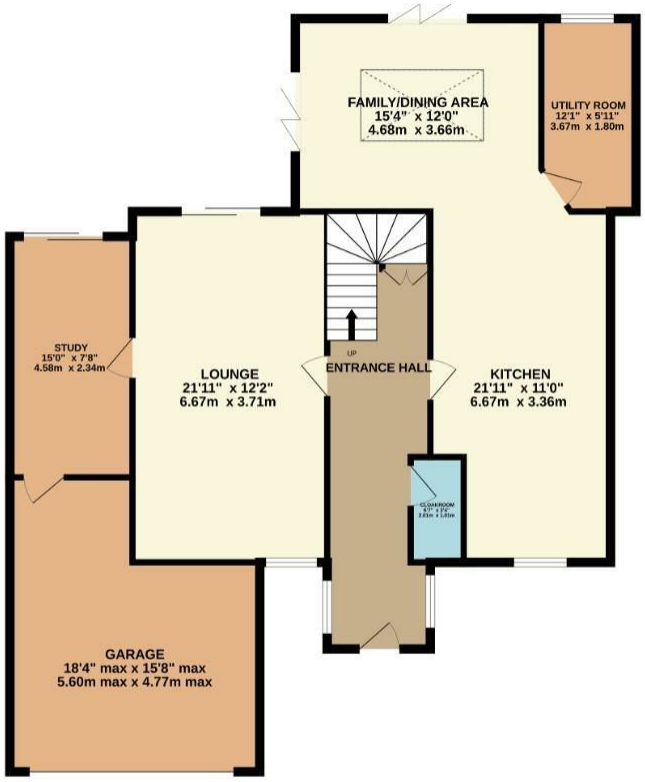
**Front Garden**
Laid to lawn with flower and shrub borders, driveway providing off road parking to front and side of the property.

**Rear Property**
Paved patio area leading to lawn, various tree, flower and shrub borders.

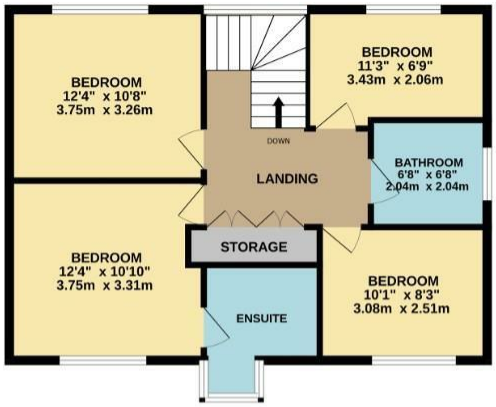
**Double Garage**
15'3" x 17'10" max (4.67 x 5.46 max)
Up and over door, power and light connected, door leading to study.

**Agents Notes**
Local Authority: West Northamptonshire
Council Tax Band: E

GROUND FLOOR
1307 sq.ft. (121.5 sq.m.) approx.




1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.




TOTAL FLOOR AREA : 1970 sq.ft. (183.0 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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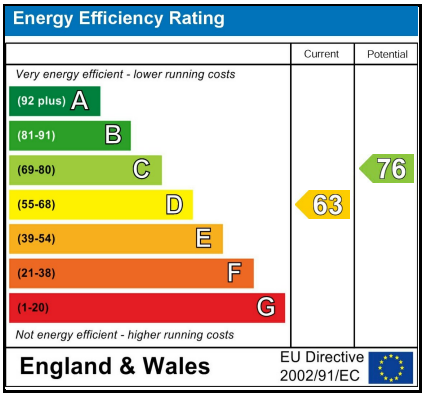


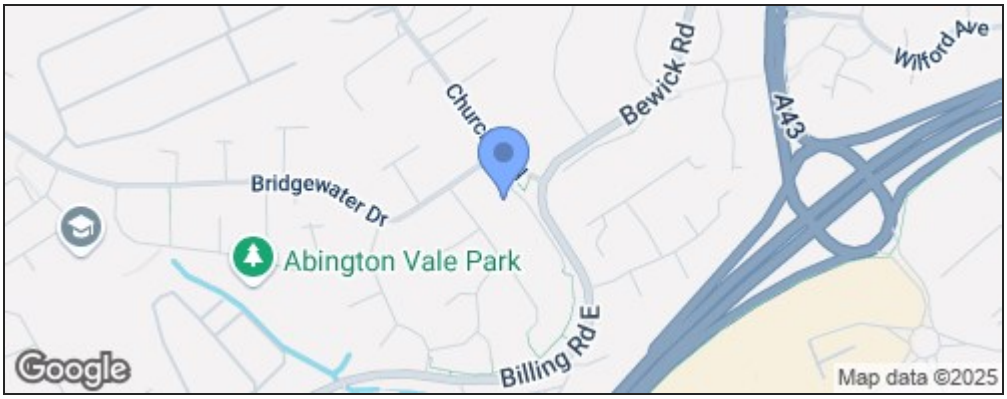


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