

**22 Tiverton Avenue
Kingsthorpe
NORTHAMPTON
NN2 8LY**

£615,000



- **FOUR BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**
- **WELL PRESENTED**

- **MASTER WITH EN SUITE**
- **UPVC DOUBLE GLAZING**
- **LARGE DOUBLE GARAGE**
- **LARGE GARDENS**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Large Gardens A well presented, large four bedroom, executive home situated on an established large plot with a double garage. The accommodation comprises of entrance hall, cloakroom, lounge, dining room, breakfast room, kitchen, utility room, master bedroom with en suite, three further bedrooms and family bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, large double garage, off road parking for several cars and established landscaped gardens to front and rear.

Ground Floor

Entrance Hall

16'7" x 6'0" (5.08 x 1.84)

Laminate flooring, radiator, door to:

Cloakroom

Suite comprising low level W/C, hand wash basin, laminate flooring, tiled splash areas, radiator, UPVC double glazed window to front.

Lounge

18'7" x 12'9" (5.68 x 3.91)

Feature fireplace, radiator, UPVC double glazed windows to front and side, door to rear.

Dining Room

12'1" x 11'4" (3.69 x 3.47)

Radiator, UPVC double glazed window to rear, door to side,

Breakfast Room

12'0" x 11'3" (3.68 x 3.45)

Laminate flooring, radiator, UPVC double glazed French doors to rear.

Kitchen

11'7" x 8'9" (3.54 x 2.68)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboard with worktops above, eye level cupboards, fitted gas hob, twin double oven, built in dishwasher, built in washing machine, UPVC double glazed window to rear, door to:

Utility Room

A range of tall larder cupboards, wall mounted boiler, space for tumble dryer, tiled flooring, UPVC double glazed window to rear.

First Floor

Landing

UPVC double glazed window to side, radiator, loft access, doors to:

Bedroom One

12'3" x 11'6" (3.75 x 3.51)

Radiator, two double wardrobes, UPVC double glazed window to rear, door to:

En Suite

Suite comprising double shower cubicle, low level W/C, tiled splash areas, radiator, UPVC double glazed window to front.

Bedroom Two

12'7" x 14'8" (3.86 x 4.49)

Radiator, two double wardrobes, UPVC double glazed windows to front and side.

Bedroom Three

9'1" x 8'11" (2.78 x 2.73)

Laminate flooring, radiator, built in wardrobe, UPVC double glazed window to rear.

Bedroom Four

8'11" x 8'11" (2.73 x 2.73)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, heated towel rail, tiled flooring, UPVC double glazed window to front.

Externally**Front Garden**

Large established front garden mainly laid to lawn with mature plants and tree, block paved driveway providing off road parking for several cars leading to garage.

Garage

Large double garage with two up and over doors, power and light connected.

Rear Garden

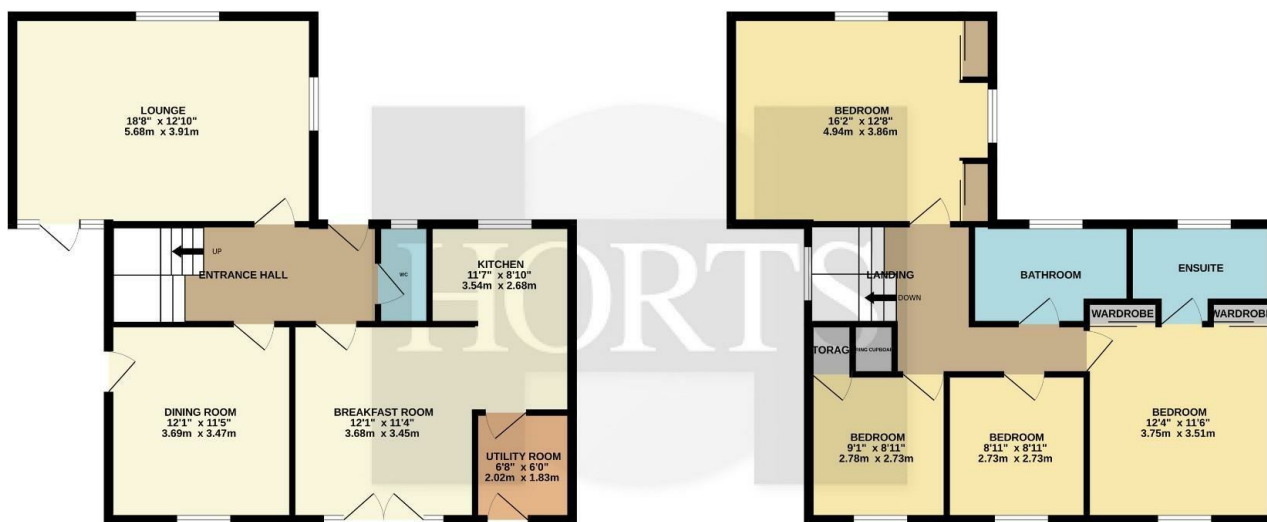
Large rear garden with mature plants and trees, flower and shrub borders.





GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.

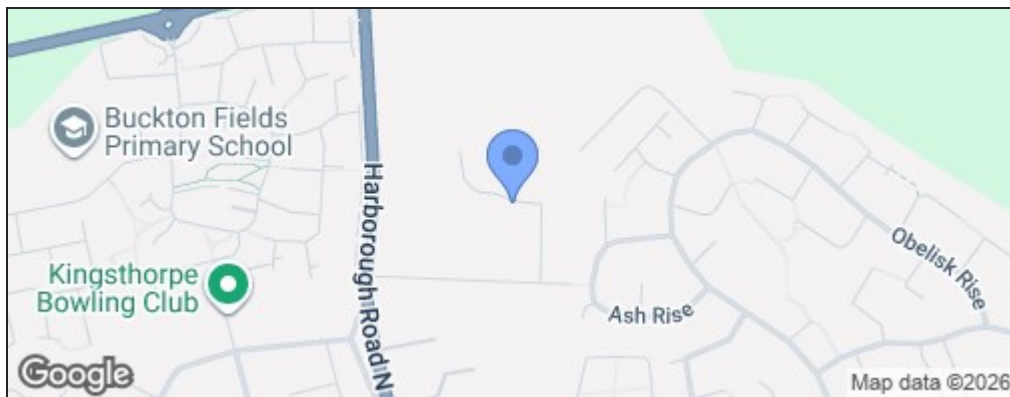


TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

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



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.