

**33 Hartwell Road
Ashton
NORTHAMPTON
NN7 2JR**

Guide Price £535,000



- **DETACHED**
- **CORNER PLOT**
- **MASTER WITH EN SUITE**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

- **BUNGALOW**
- **FOUR BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Ashton, Northampton, this modern detached bungalow on Hartwell Road offers a splendid opportunity for comfortable living. With its generous corner plot, this spacious residence boasts an impressive layout, featuring three well-appointed reception rooms that provide ample space for relaxation and entertainment.

The property comprises four inviting bedrooms, perfect for families or those seeking extra space for guests or a home office. The two contemporary bathrooms ensure convenience and privacy for all occupants.

One of the standout features of this bungalow is the extensive parking available for up to five vehicles, complemented by a double garage, making it ideal for families with multiple cars or those who enjoy outdoor hobbies.

Set in a sought-after village location, this home combines the tranquillity of rural living with easy access to local amenities. The surrounding area is known for its picturesque scenery and community spirit, making it a delightful place to call home.

This large bungalow is not just a property; it is a lifestyle choice, offering both comfort and practicality in a desirable setting. Whether you are looking to settle down or seeking a peaceful retreat, this residence on Hartwell Road is sure to impress.

Ground Floor

Reception Hall

13'7" x 9'9" (4.16 x 2.99)

Radiator, built in storage cupboard, doors to:

Lounge

24'2" x 13'6" (7.39 x 4.12)

Radiator, TV point, feature fireplace, UPVC double glazed window to front, UPVC double glazed French doors to side, double glazed patio doors to side.

Dining Area

10'3" x 9'9" (3.14 x 2.99)

Radiator, UPVC double glazed window to front.

Kitchen/Breakfast Room

19'5" x 17'5" max (5.92 x 5.32 max)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, fitted electric hob, fitted double oven, plumbing for washing machine, tiled flooring, UPVC double glazed window to front, doors to:

Utility Room

9'6" x 6'11" (2.92 x 2.11)

Tiled flooring, space for fridge/freezer, tumble dryer and further appliances.

Cloakroom

Suite comprising low level W/C, tiled flooring, UPVC double glazed window to side.

Study/Bedroom Four

13'10" x 10'9" (4.24 x 3.29)

Radiator, loft access, UPVC double glazed window to rear.

Bedroom One

12'11" x 10'9" (3.95 x 3.29)

Radiator, fitted wardrobes, UPVC double glazed window to side, door to:

En Suite Shower Room

Suite comprising tiled shower cubicle with shower unit above, hand wash basin, low level W/C, tiled splash areas, tiled flooring.

Bedroom Two

13'11" x 10'0" (4.25 x 3.07)

Radiator, UPVC double glazed window to rear.

Bedroom Three

10'1" x 10'0" (3.09 x 3.05)

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

Bathroom

10'0" x 8'11" (3.05 x 2.74)

Suite comprising bath unit, low level W/C, tiled splash areas, radiator, built in cupboard, UPVC double glazed window to rear.

Externally**Front Garden**

Large corner plot front garden, mainly laid to lawn with flower and shrub borders, mature plants and trees, surrounded by small wall, gated access, pathway leading to front door.

Garage

20'0" x 18'3" (6.10 x 5.57)

Double garage with two up and over doors, power and light connected, UPVC double glazed window to side.

Work Shop/Sun Room

13'9" x 7'5" (4.21 x 2.28)

Double glazed window to front, window to side, doors to side and rear, power and light connected.

Rear and Side Gardens

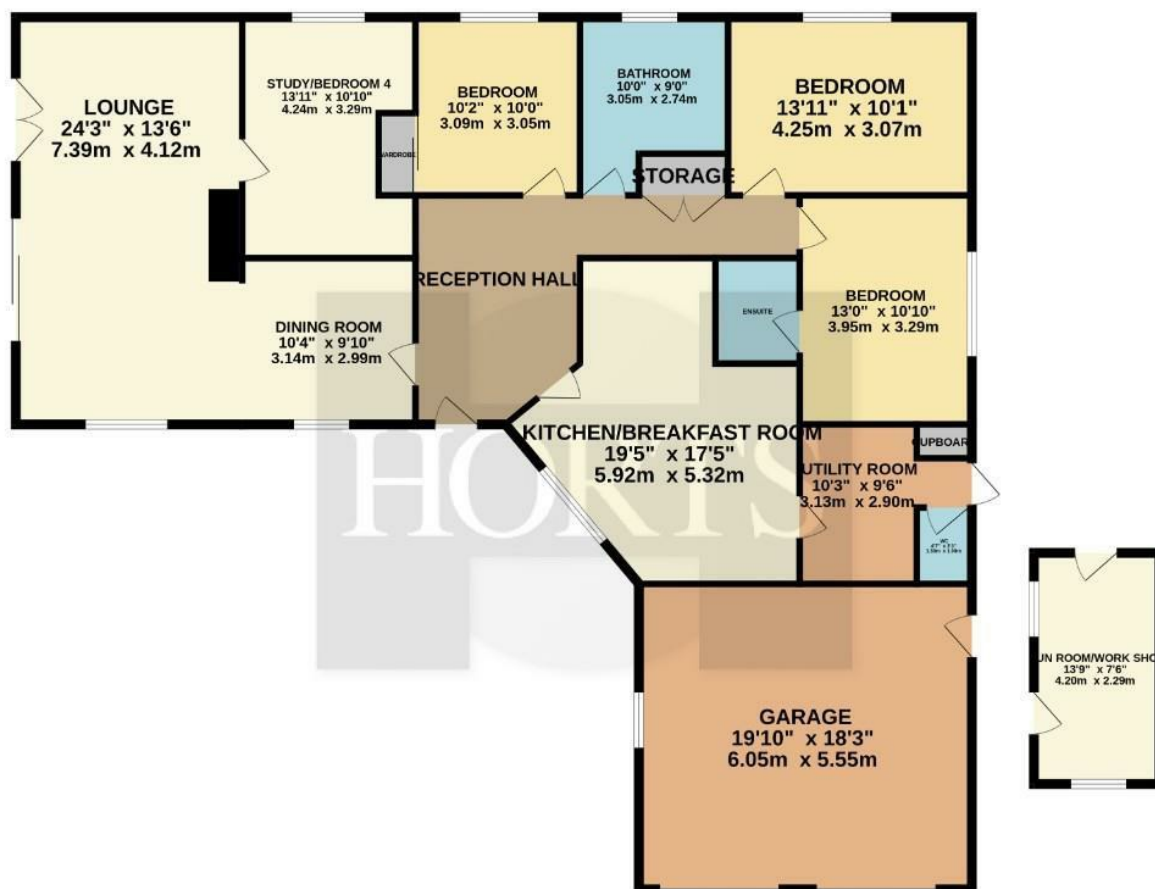
Mainly laid to lawn with flower and shrub borders, paved patio area, timber sunroom, wrap around garden to the side of the garage.







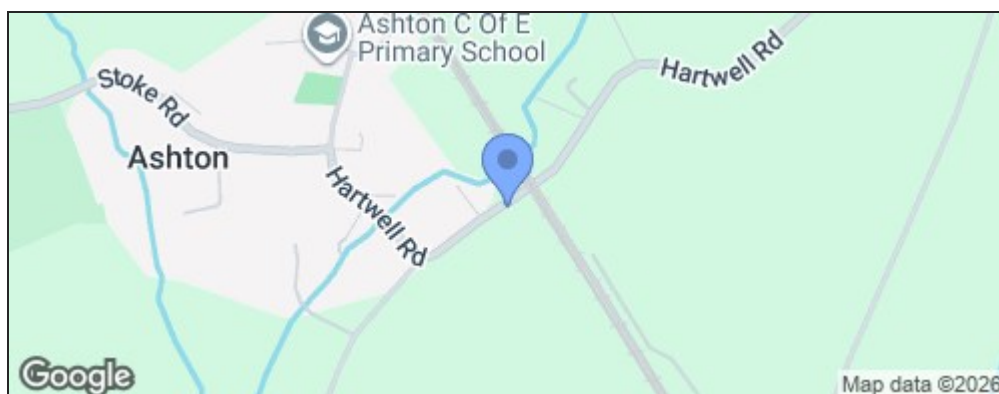
GROUND FLOOR 2065 sq.ft. (191.8 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.8 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	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.