

**34 Jenner Crescent
Kingsthorpe
NORTHAMPTON
NN2 8NB**

Offers Over £375,000



- **DETACHED FAMILY HOME**
- **FOUR GENEROUS BEDROOMS**
- **CONSERVATORY**
- **WESTERLY FACING GARDEN**

- **QUIET CUL-DE-SAC LOCATION**
- **SEPARATE RECEPTIONS**
- **UTILITY ROOM**
- **ENERGY PERFORMANCE RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Set in a quiet cul-de-sac in Kingsthorpe, this modern, four bedroom detached home is offered with no upper chain and vacant possession. The accommodation comprises; an entrance hall, sitting room, dining room, conservatory, kitchen, utility room and a cloakroom W.C. on the ground floor. To the first floor there is a main bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and a family bathroom. Externally, there is a mature front garden with a drive leading to a long garage and to the rear, a westerly facing garden which enjoys a good degree of privacy, has been landscaped to provide a low maintenance environment Benefits include uPVC double glazing, air conditioning in the lounge and main bedroom and gas fired radiator heating as well as proximity to the local doctors surgery and ease of access to local shops and amenities.

Ground Floor

Entrance Hall

Entered via a panel door under a storm porch, stairs to the first floor landing, laminate flooring, radiator, under stairs storage cupboard, doors to:

Lounge

16'0 x 11'5 (4.88m x 3.48m)

Double glazed box bay window to the front elevation, two radiators, television point, coving to ceiling, door to the dining room, air conditioning unit.

Dining Room

12'2 x 8'8 (3.71m x 2.64m)

Double glazed sliding doors to the conservatory, radiator, door to the kitchen, laminate flooring, coving.

Conservatory

11'0 x 9'9 (3.35m x 2.97m)

Of uPVC double glazed construction over a dwarf brick wall, power and light connected, double glazed French doors to the rear garden.

Kitchen

12'4 x 9'10 (3.76m x 3.00m)

Fitted in a range of wall and base level units with complementary work surfaces, one and a half bowl sink drainer unit, built-in electric oven and gas hob with an extractor over, space for a fridge freezer, plumbing for a dishwasher, double glazed window to the rear elevation, door to the utility room.

Utility Room

9'6 x 7'6 (2.90m x 2.29m)

Fitted with wall and base level units with a work surface over, inset sink drainer unit, plumbing for a washing machine, wall mounted boiler unit, door to the garage, double glazed door and window to the rear garden.

Cloakroom W.C.

Fitted with a suite comprising a low level W.C, and a wash hand basin, double glazed window to the front elevation, radiator.

First Floor

Landing

Doors to the first floor rooms, airing cupboard, loft access hatch.

Bedroom One

13'0 x 11'9 plus bay (3.96m x 3.58m plus bay)

Double glazed box bay window to the front elevation, radiator, fitted bedroom furniture including a range of built-in wardrobes and matching bedside units, door to the en-suite shower room, air conditioning unit.

En-suite Shower Room

Fitted with a suite comprising a tiled shower cubicle, low level W.C. and a wash basin, double glazed window to the side elevation, radiator.

Bedroom Two

12'11 x 7'11 (3.94m x 2.41m)

Double glazed window to the rear elevation, radiator.

Bedroom Three

9'7 x 8'6 narrowing to 5'11 (2.92m x 2.59m narrowing to 1.80m)

Double glazed window to the rear elevation, radiator.

Bedroom Four

9'10 x 7'1 (3.00m x 2.16m)

Double glazed window to the front elevation, radiator.

Bathroom

Fitted with a suite comprising a panelled bath, low level W.C. and a wash basin, double glazed window to the side elevation, radiator.

Outside**Front Garden**

Laid mainly to a gravelled flower bed with maturing shrubs to the borders, path to the front door, gated side access to the rear garden.

Rear Garden

A westerly facing, low maintenance garden enjoying a fair degree of privacy. Laid mainly to patio with a central feature, maturing shrubs and trees to the borders.

Driveway

A drive with off road parking for two vehicles side by side leads to the garage.

Garage

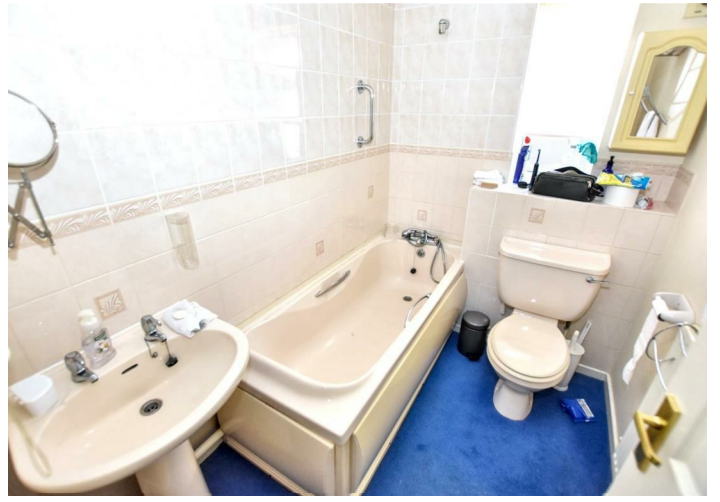
20'7 x 8'3 (6.27m x 2.51m)

A larger than average garage with an up and over electric roller door, power and light connected.

Agents Notes

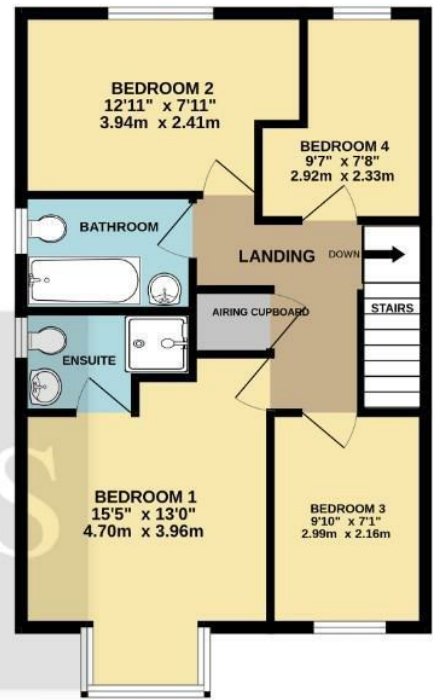
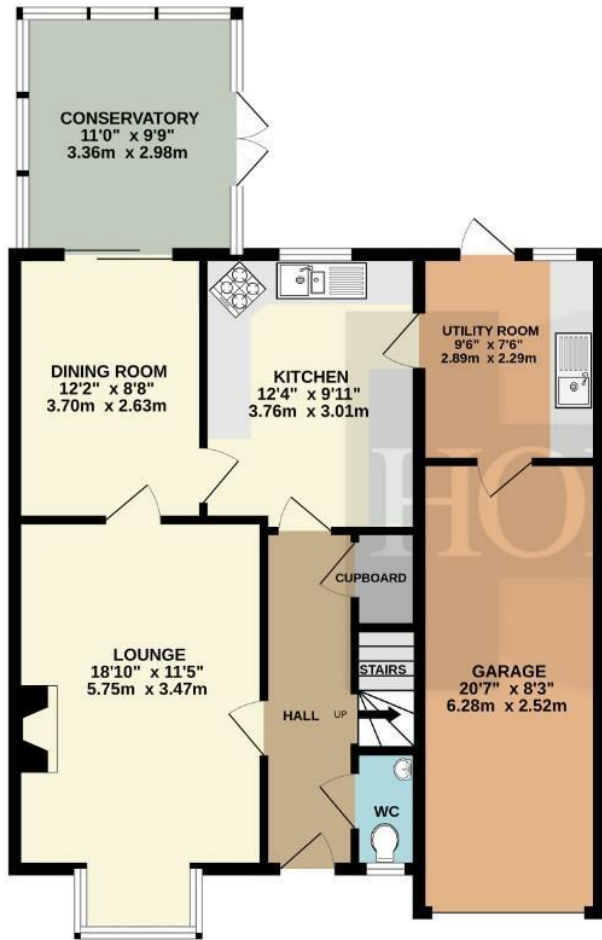
Council Tax Band: D





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

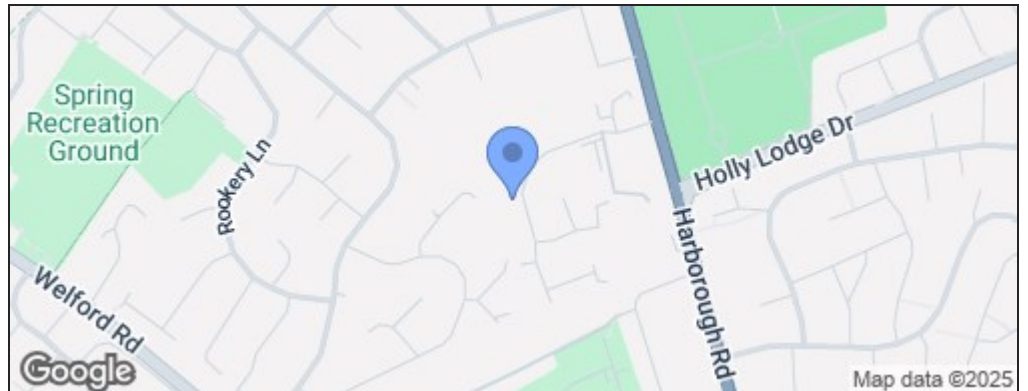
1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.9 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.