34 High Street
Harpole
NORTHAMPTON
NN7 4DH

Guide Price £500,000

- FOUR SPACIOUS BEDROOMS
- 21' KITCHEN / DINER
- DOWNSTAIRS CLOAKROOM
- CORNER PLOT
- DOUBLE GLAZING & GAS RADIATOR HEATING
- SEMI DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- EN-SUITE TO BEDROOM ONE
- SECURE OFF ROAD PARKING
- ENERGY RATING: C

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Occupying a generous corner plot, this extended family home offers spacious and versatile accommodation. The ground floor features an entrance hall, cloakroom, study, utility room, a modern refitted kitchen/dining room, a family room, and a dual-aspect lounge. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom. Outside, the property enjoys gardens to the front, side, and rear, as well as gated off-road parking. Additional benefits include uPVC double glazing and gas radiator heating.

Ground Floor

Entrance Hall
Enter via obscured glass paneled door, under stairs storage area, doors leading to lounge, family room, study, kitchen/diner and cloakroom.

Lounge
12'11" x 13'7" plus bay (3.96 x 4.15 plus bay)
Window to front aspect, large bay window to side aspect, open fireplace with feature surround, painted floorboards.

Family Room
11'11" x 10'4" (3.65 x 3.15)
Window to rear aspect, door to kitchen/diner, door to stairs.

Kitchen/Diner
11'11" x 21'8" (3.64 x 6.61)
Fitted with a range of wall and base level units with granite work surfaces over, sink and drainer with filter mixer tap over, range cooker with extractor hood over, tiled splash backs, space and plumbing for dishwasher, dual aspect windows to side and rear, tiled flooring, central island unit with granite work surface over, two sets of French doors leading to rear garden, door to utility room.

Utility Room
Fitted with wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiled splash backs, tiled flooring, space and plumbing for washing machine, space for freezer or tumble dryer, wall mounted boiler, double glazed door leading to side garden.

Study
7'1" x 6'11" (2.17 x 2.11)
Window to front aspect.

Downstairs Cloakroom
Fitted with a two piece suite comprising low level W/C and sink.

First Floor

Landing
Loft access with pull down ladder, window to side aspect, doors to all rooms.

Bedroom One
16'3" max x 13'10" (4.97 max x 4.22)
Dual aspect windows to front and side, door leading to en-suite.

En-Suite
Fitted with a three piece suite comprising low level W/C, pedestal sink, shower cubicle with fitted shower over, tiled splashbacks, obscured window to side aspect.

Bedroom Two
12'11" x 13'5" (3.96 x 4.09)
Window to front aspect, feature fireplace.

Bedroom Three
8'7" x 13'8" (2.62 x 4.18)
Window to rear aspect.

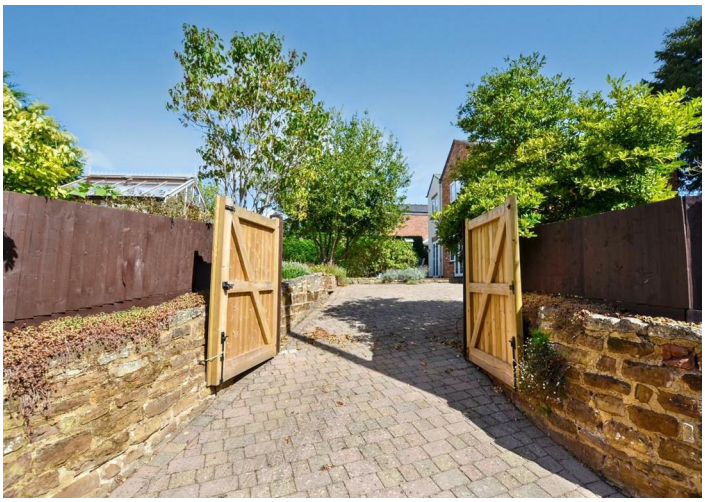
Bedroom Four
11'11" x 7'1" (3.65 x 2.16)
Window to rear aspect.

Family Bathroom
Fitted with a three piece suite comprising low level W/C, pedestal sink, panel bath with fitted shower over, tiled splash backs, tiled flooring, obscured window to rear aspect, electric shaver point.

Externally

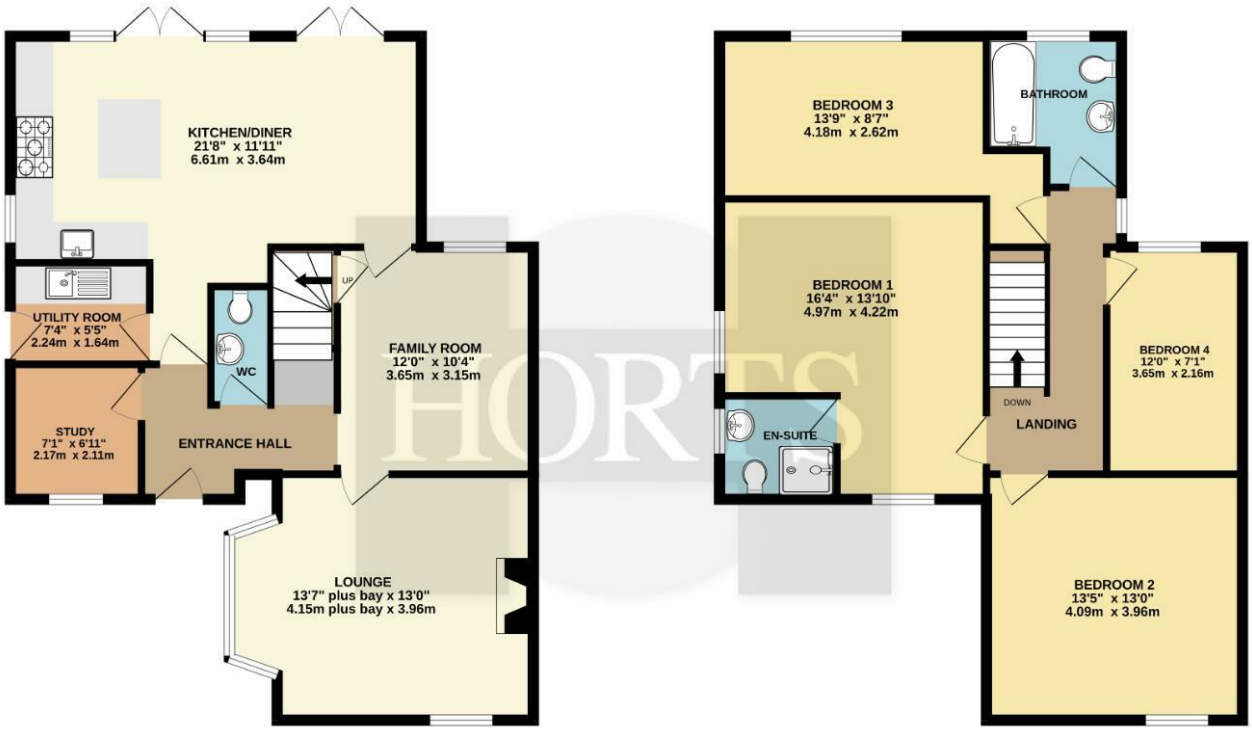
Front and Side Garden
Laid mainly to lawn with path leading to front door, borders with established plants, shrubs and trees.

Rear Garden
Gated access providing off road parking for two vehicles, laid to lawn with raised borders and vegetable patch, various established plants, shrubs and trees, enclosed by hedges and timber fencing, hard standings with shed and greenhouse, patio area.



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 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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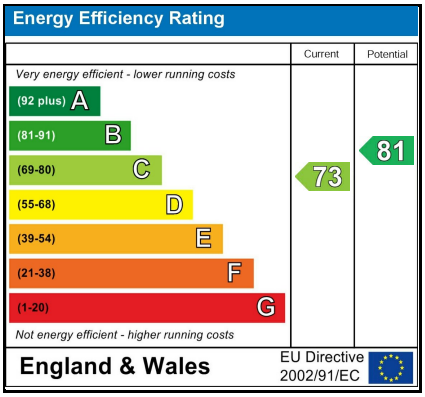

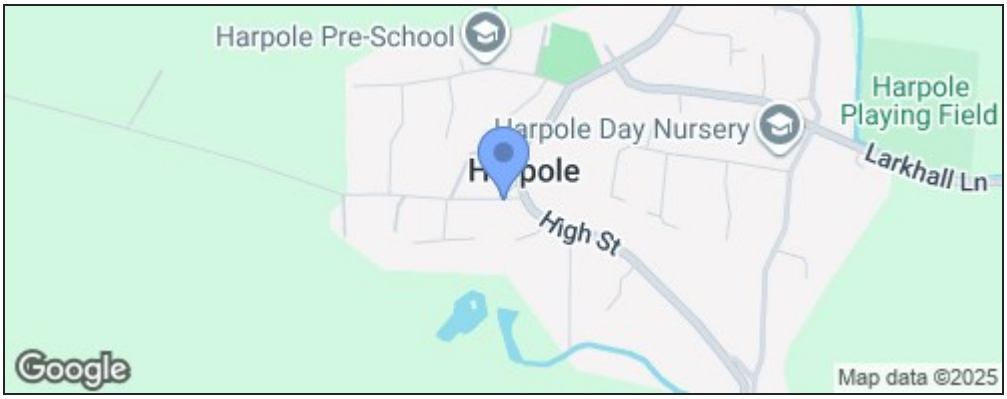

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