

**6 Highfield Way
Yardley Hastings
NORTHAMPTON
NN7 1HQ**

£385,000



- **MATURE SEMI DETACHED**
- **OPEN PLAN KITCHEN / DINER**
- **EXCELLENT CONDITION THROUGHOUT**
- **AMPLE DRIVEWAY**

- **THREE DOUBLE BEDROOMS**
- **DOWNSTAIRS SHOWER ROOM**
- **LARGE GARDEN BACKING ONTO FIELDS**
- **ENERGY EFFICIENCY RATING : D**

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A spacious semi-detached home with three double bedrooms in this highly sought after village, that has been lovingly updated by the current owners to be offered in exceptional condition, with a large private rear garden with wonderful views over fields. With accommodation comprising in brief; entrance hall, lounge, kitchen/diner, rear lobby, utility room, and shower room to the ground floor. With three double bedrooms, and a bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, and off road parking to the front for multiple vehicles.

Ground Floor

Entrance Hall

10'6" x 11'0" reducing to 7'6" (3.21 x 3.37 reducing to 2.29)

Enter via composite door with UPVC windows to sides, stairs rising to first floor, under stairs cupboard, LVT flooring, radiator.

Lounge

16'0" x 11'4" (4.89 x 3.47)

UPVC door and window to rear aspect, feature electric fireplace, column radiator.

Kitchen / Diner

13'4" x 8'4" (20'2" x 7'9") (4.06m x 2.54m (6.15m x 2.36m))

L-shaped, UPVC window to front with three further UPVC windows to side aspect, a range of wall and base units with laminate work surfaces, Butler sink, integrated fridge/freezer, dishwasher, double oven, and 5-ring induction hob, ceramic tiled flooring, column radiator.

Rear Lobby

8'7" x 3'10" (2.63 x 1.17)

Two UPVC doors to side and rear aspects, ceramic tiled flooring.

Utility Room

9'3" x 7'8" reducing to 4'3" (2.84 x 2.35 reducing to 1.31)

UPVC window to rear aspect, base units with laminate work surface over, space for appliances, ceramic tiled flooring, column radiator.

Downstairs Shower Room

6'7" x 3'1" (2.01 x 0.95)

Tiled shower cubicle, low level wc, sink unit with storage under, ceramic tiled flooring, heated towel rail.

First Floor

Landing

UPVC window to front aspect, loft access, radiator.

Bedroom One

13'0" x 11'5" (3.97 x 3.49)

UPVC window to rear aspect, radiator.

Bedroom Two

11'5" x 10'11" (3.49 x 3.33)

UPVC window to front aspect, radiator.

Bedroom Three

9'9" x 8'6" (2.99 x 2.60)

UPVC window to front aspect, radiator.

Bathroom

10'5" x 5'0" (3.18 x 1.53)

Obscure UPVC window to front aspect, bath unit with shower over, low level wc, sink unit with storage under, complementary tiling, ceramic tiled flooring, chrome column radiator.

Externally**Front Garden**

Mainly blocked paved providing off road parking for multiple vehicles.

Rear Garden

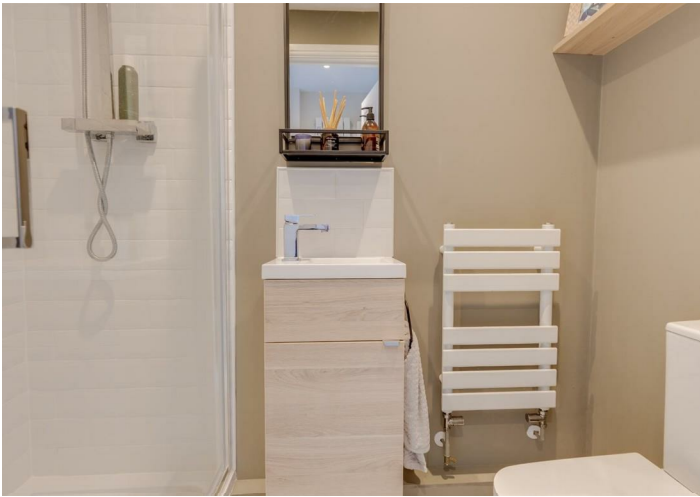
Mostly laid to lawn with patio, decking, and gravel areas, various flower and shrub borders, rear gate to fields, enclosed by wooden fencing.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: B



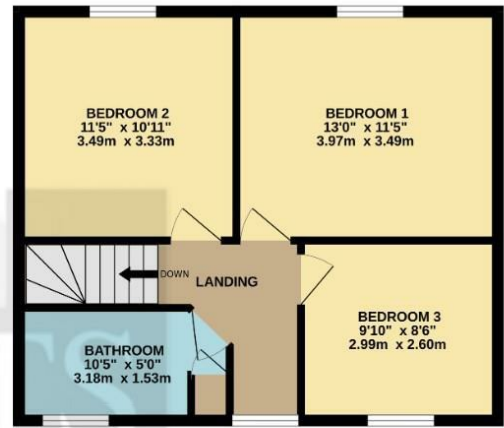




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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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.