

**2 Devonshire Close  
Boughton  
NORTHAMPTON  
NN2 8RY**

**£650,000**



- **CUL DE SAC LOCATION**
- **BOUGHTON VILLAGE**
- **FOUR DOUBLE BEDROOMS**
- **BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN**
- **BACKING ON TO FIELDS**
- **STUNNING OPEN PLAN LIVING**
- **TWO BATHROOMS**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A stunning and versatile family home located in a quiet cul-de-sac in the highly sought after village of Boughton, this beautifully presented property backs onto open fields and enjoys a landscaped rear garden offering a wonderful sense of privacy. The spacious and welcoming entrance hall features solid wood flooring, which continues through to the modern cloakroom and the impressive open plan kitchen, dining and family room. This light filled living space benefits from windows, roof lights and large bi-folding doors that open seamlessly onto a decked and paved seating area, The kitchen is exceptionally well equipped with integrated appliances including two ovens, a microwave, an induction hob, fridge freezer, pull-out fridge drawers and both hot and chilled water taps. The ground floor also features a cosy sitting room, a practical utility room and a garage that has been thoughtfully converted to provide a home gym and a separate study or office space. On the first floor, the main bedroom enjoys its own en suite shower room, while three further double bedrooms are served by a stylish four piece family bathroom. Outside, there is off road parking to the front and a delightful, landscaped rear garden that includes multiple seating areas and a fully insulated summer house with power and lighting. Additional features include double glazing throughout, gas central heating with a Megaflo hot water cylinder, underfloor heating to the ground floor, zoned heating to most rooms and an integrated speaker system wired to multiple areas of the home. A viewing is highly recommended to truly appreciate the quality, space and location this fine home has to offer.

## **Ground Floor**

### **Entrance Hall**

Entered via a front door, the hallway features solid wood flooring that continues through to the cloakroom and kitchen. A side window allows natural light, and stairs rise to the first floor. Doors lead to the sitting room, open-plan living area, cloakroom, and converted garage.

### **Cloakroom/WC**

Fitted with a modern white suite comprising a low level WC and wall mounted wash hand basin. There is a front facing window, chrome heated towel rail, and solid wood flooring.

### **Gym**

9'4" min x 8'2" (2.86m min x 2.5m)

A dedicated fitness area with a window to the side and TV point.

### **Study/Office**

8'2" x 6'7" (2.5m x 2.02m)

Accessed from the gym, this room includes a front facing window and built in storage, ideal for home working.

### **Lounge**

14'2" x 11'5" (4.33m x 3.48m)

A comfortable reception room with a window to the front aspect, feature fireplace, and TV point.

### **Open Plan Kitchen/Dining/Family Room**

29'6" x 16'7" (9m x 5.07m)

Spanning the rear of the home, this spacious area features bi-fold doors, side and rear windows, and roof lights.

### **Kitchen Area**

Overlooks the garden through a rear window. Fitted with an extensive range of base and wall units, including upright larder cupboards, matching upstands, and a one-and-a-half bowl sink unit with both hot and chilled water taps. Integrated appliances include two ovens, a microwave, induction hob, fridge/freezer, pull-out fridge drawers, and a dishwasher. There is also a breakfast bar and solid wood flooring throughout.

### **Family/Dining Area**

Features a side window, roof light, wall light point, TV point, and access to the rear garden via large bi-fold doors that open fully to the decked and paved seating area.

### **Utility Room**

8'2" x 7'11" (2.5m x 2.42m)

Accessed from the kitchen, with a door to the side aspect. Fitted with base and tall units, a circular sink unit, and space/plumbing for a washing machine and tumble dryer.

### **First Floor**

#### **Landing**

Features a window to the front aspect, loft access, and doors to all bedrooms and the family bathroom.

#### **Bedroom One**

15'7" max x 10'6" (4.77m max x 3.21m)

A generous double room with a window to the front aspect, radiator, and access to its own ensuite.

#### **Ensuite**

Fitted with a white suite including a shower cubicle, pedestal wash hand basin, low level WC, and chrome heated towel rail. Includes a front facing window, extractor fan, and shelving.

#### **Bedroom Two**

11'6" x 10'5" (3.53m x 3.18m)

A double room with a window overlooking the rear garden and radiator.

#### **Bedroom Three**

12'4" x 8'11" (3.77m x 2.73m)

A double bedroom with front facing window and radiator.

#### **Bedroom Four**

9'8" x 8'9" (2.95m x 2.69m)

Double room with a window to the rear aspect and radiator.

### **Bathroom**

9'9" x 7'3" (2.98m x 2.22)

Fitted with a modern four piece suite including a freestanding bath with mixer tap and shower attachment, double width shower cubicle with sliding door, wash hand basin, and low level WC. There is a rear facing window, shelving, and an extractor fan.

### **Externally**

#### **Front**

Tarmac driveway with off road parking for two vehicles. Side access gate to the rear garden.

**Rear Garden**

A private, fully enclosed, south facing rear garden backing onto a pocket park with open countryside beyond. The garden is thoughtfully landscaped, with a decked and paved seating area accessed directly from the kitchen/family room. Steps lead up to a lawn with an additional seating area and well stocked borders filled with a variety of shrubs and flowers. External lighting and electric sunshade.

Summer House:- A fully insulated structure with power, lighting, and network cabling.

**Agents Notes**

West Northamptonshire Council

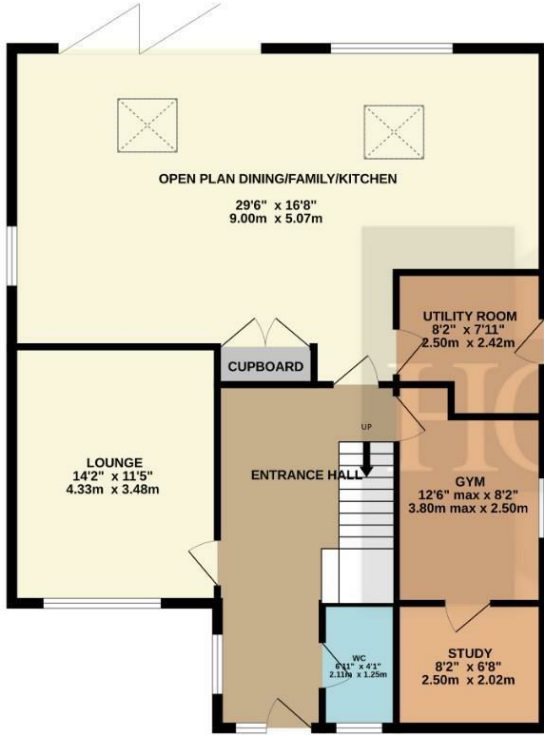
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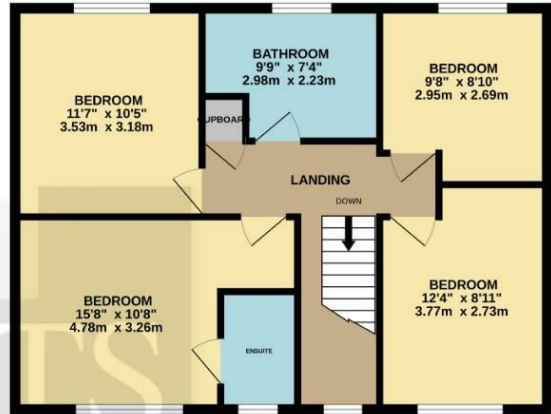




GROUND FLOOR



1ST FLOOR



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



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