



Riverstone Way

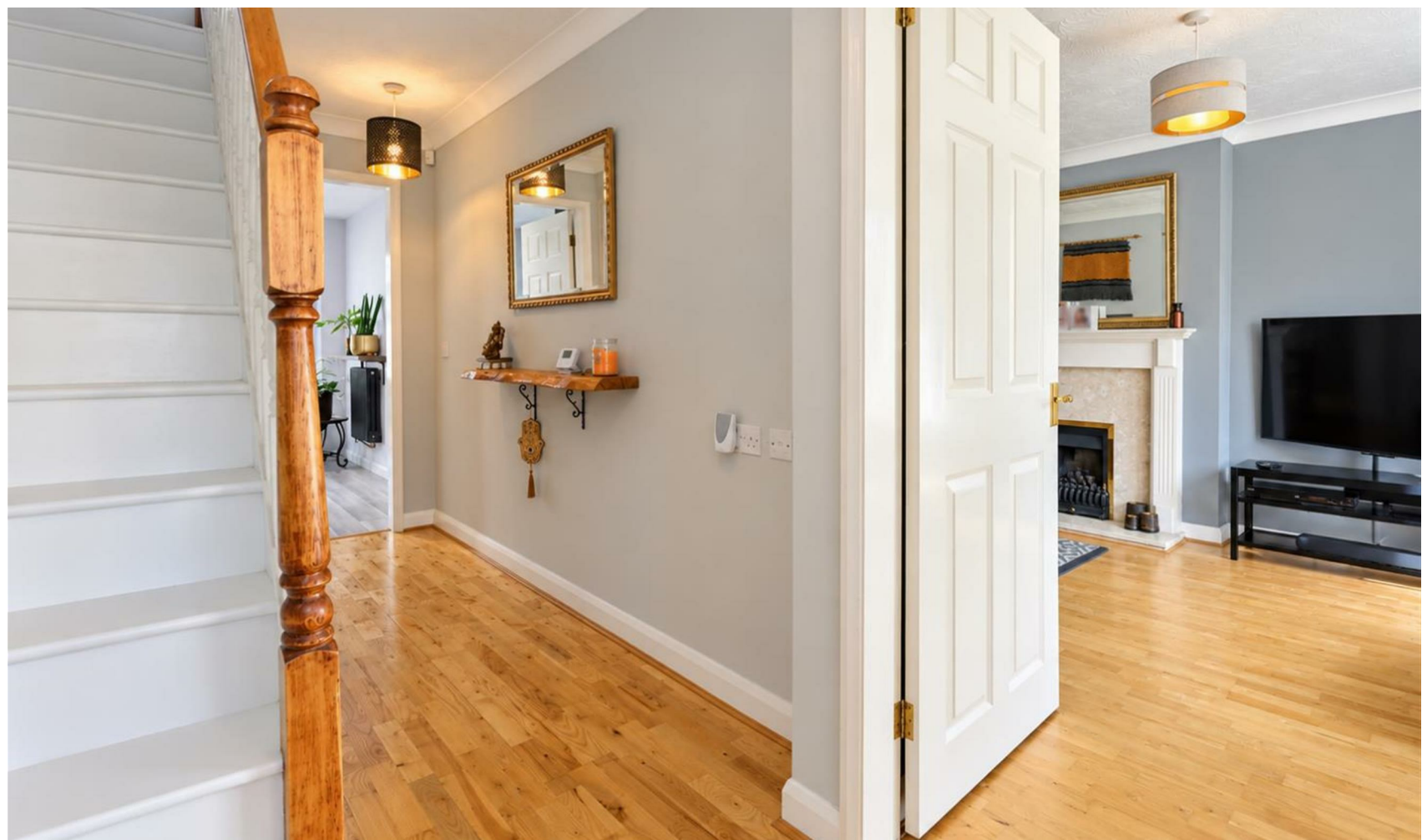
Hunsbury Meadows | Northampton | NN4 9QH



PERSONAL • PROFESSIONAL • PROACTIVE



A spacious and modern four bedroom detached home offered with no chain, nestled in a cul-de-sac location adjacent to a local park, situated in this highly sought after area with excellent road links to the M1 and Northampton Town Centre. The property is offered in excellent condition having undergone extensive refurbishments by the current owners, and has the added benefit of a large conservatory to the rear. With accommodation comprising in brief; entrance porch, entrance hall, lounge, dining room, kitchen / breakfast room, utility room, conservatory, and downstairs wc to the ground floor. To the first floor there are four bedrooms, an en-suite to master bedroom, and a family bathroom. The property also benefits from UPVC double glazing, gas central heating, off road parking for several cars to the front, a private rear garden, a lean-to of UPVC construction, and an integral garage.





- MODERN DETACHED
- FOUR BEDROOMS
- SEPARATE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- EN-SUITE TO MASTER
- EXCELLENT CONDITION
- DRIVEWAY AND GARAGE
- NO UPPER CHAIN
- ENERGY EFFICIENCY RATING : D

Entrance Porch

1.73 x 1.39 (5'8" x 4'6")
Enter via composite door, obscure UPVC window to side, door leading to :-

Entrance Hall

4.33 x 2.06 (14'2" x 6'9")
Stairs rising to first floor, wooden flooring, radiator.

Lounge

5.59m into bay x 3.40m reducing to 3.15m (18'4" into bay x 11'1" reducing to 10'4")
Bay UPVC window to front aspect, feature gas fireplace, wooden flooring, radiator.

Dining Room

3.15 x 2.95 (10'4" x 9'8")
UPVC bi-fold doors leading to conservatory, wooden flooring, radiator.

Kitchen / Breakfast Room

4.83 x 3.15 (15'10" x 10'4")
UPVC window and bi-fold doors to conservatory, a range of wall and base units with roll top work surfaces, integrated double oven with 5-ring gas hob and extractor over, stainless steel sink and drainer, integrated fridge/freezer, complementary tiling, wooden laminate flooring, radiator.



Utility Room

3.04 x 2.38 (9'11" x 7'9")

Door to side aspect, UPVC door leading to garage, wall and base units with roll top work surfaces, space for various appliances, fuse box.

Conservatory

5.44m x 4.40m reducing to 2.91m

(17'10" x 14'5" reducing to 9'6")

Of brick and UPVC construction, French doors leading to garden.

Downstairs WC

Low level WC, inset sink unit with storage under, complementary tiling, ceramic tiled flooring, radiator.

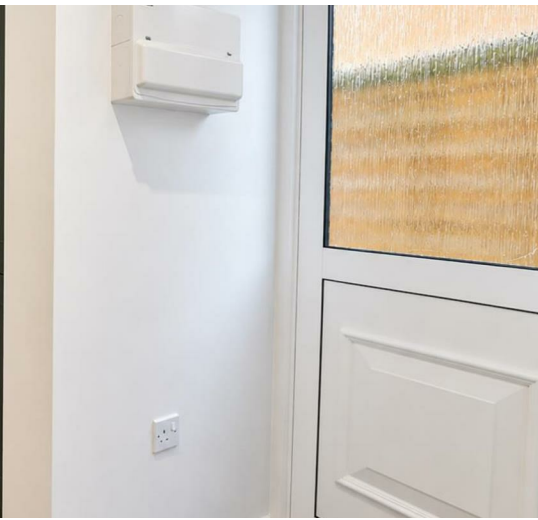
Landing

Loft access, storage cupboard.

Bedroom One

4.31 x 4.29 (14'1" x 14'0")

UPVC window to front aspect, a range of fitted wardrobes, air conditioning unit, wooden laminate flooring, radiator.







En-Suite

Obscure UPVC window to front aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Bedroom Two

3.72 x 2.96 (12'2" x 9'8")
UPVC window to rear aspect, fitted wardrobes, wooden laminate flooring, radiator.

Bedroom Three

3.74 x 2.51 (12'3" x 8'2")
UPVC window to front aspect, fitted wardrobes, wooden laminate flooring, radiator.

Bedroom Four

2.67 x 2.63 (8'9" x 8'7")
UPVC window to rear aspect, fitted wardrobes, radiator.

Bathroom

2.16 x 2.06 (7'1" x 6'9")
Obscure UPVC window to rear aspect, claw foot bath with shower over, low level wc, pedestal wash hand basin, complementary tiling, heated towel rail.



Front Garden

Mostly blocked paved offering off road parking for several vehicles, various shrub borders, enclosed by metal fencing.

Rear Garden

Mainly laid to lawn patio areas, various shrub beds, gated side access, enclosed by wooden fencing and brick walls.

Lean To

3.09 x 1.42 (10'1" x 4'7")

Of UPVC construction, two doors.

Garage

3.88 x 2.96 reducing to 2.50 (12'8" x 9'8" reducing to 8'2")

Up and over door, power and light connected.

Agents Notes

Local Authority: West

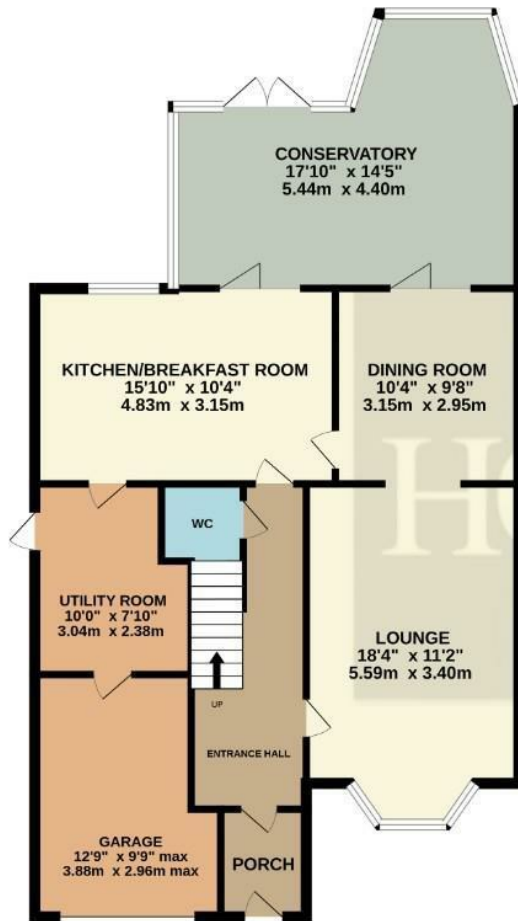
Northamptonshire

Council Tax Band: E

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



GROUND FLOOR
983 sq.ft. (91.4 sq.m.) approx.



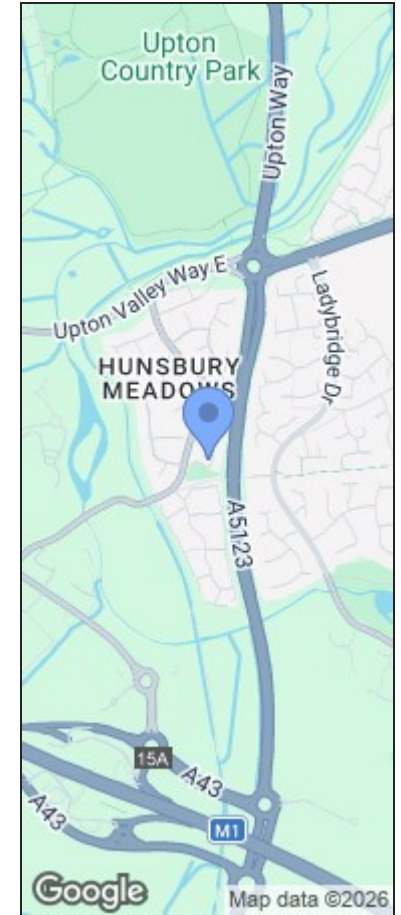
1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.9 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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

