

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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25 The Paddocks, Bugbrooke, Northampton, NN7 3QR

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Extended and substantially improved detached four/five-bedroom bungalow, occupying a generous corner plot within a quiet cul-de-sac in the highly regarded village of Bugbrooke. The spacious accommodation comprises an entrance hall, cloakroom/WC, lounge, study/ bedroom four, impressive 474 sq ft open-plan living/dining kitchen, utility room, playroom with office nook, three further bedrooms, with the principal bedroom benefiting from an en-suite and walk through dressing room, together with a family bathroom. Outside, the property occupies a generous plot with lawned gardens extending to all sides. To the front, a double-width driveway provides ample off-road parking and leads to a substantial double garage/workshop. To the rear is a good-sized garden, offering a pleasant outlook and views towards the village church.

Price £620,000 Freehold

ACCOMMODATION

ENTRANCE PORCH

Enter via a UPVC double glazed door to the porch, UPVC double glazed window to side, a vinyl tiled floor and a door leading to:-

ENTRANCE HALL

With a radiator, loft access hatch, airing cupboard, storage cupboard, and doors leading to:-

WC

Re- Fitted with WC and wall mounted wash hand basin

LOUNGE

18'01" x 13'05"

UPVC double glazed window to the front elevation, stone built in feature fireplace with stone mantle and inset shelving, coving to ceiling, radiator



PLAYROOM

22'09 x 10'07

UPVC double glazed bifold window to rear, door to conservatory, central heating radiator, office nook off. Doors to;



OFFICE NOOK

6'06" x 5'06"

BEDROOM TWO

11'11" x 10'08"

UPVC double glazed window to the side elevation and radiator.

BEDROOM THREE

9'11 x 10'11"

UPVC double glazed window to the side elevation and radiator.

STUDY/ BEDROOM FOUR

UPVC double glazed window to front, central heating radiator



OPEN PLAN LIVING/ DINING KITCHEN

22'03 x 16'08

Fitted with a range of base and eye level units, display shelving, roll top work surfaces, one and a half bowl sink and drainer with mixer tap over, integrated oven and hob with extractor over, spotlights. UPVC double glazed doors leading to the rear garden, velux windows and two radiators. Underfloor electric heating

SITTING AREA

12'10" x 10'



UTILITY ROOM

12'06" x 5'01"

Fitted with a range of units, roll top work surfaces, stainless steel single and sink and drainer with mixer tap over, plumbing for washing machine, space for tumble dryer, radiator and door to garage

BEDROOM ONE

18'01 x 12'05"

UPVC double glazed window to the rear elevation, radiator and opening through to



DRESSING AREA

With built in rail hanging space.

EN-SUITE

Fitted with a three piece suite comprising low flush w/c, pedestal wash hand basin and shower unit with glazed door. Central heating radiator, roof lantern window

FAMILY BATHROOM

Suite comprising panelled bath, corner shower, pedestal wash basin and WC. Tiling to splashback areas and a UPVC double glazed window to the rear elevation.

OUTSIDE

FRONT GARDEN

Central pathway leading to the front door, mature flower and shrub beds and secure gated access to the rear garden. A double width driveway with charging for electric car leads to the double detached garage.

DOUBLE GARAGE

With up and over door, power and lighting.

REAR GARDEN

Occupying a corner plot the garden spans three sides is mainly laid to lawn with mature well stocked flower beds and borders. There is a paved patio area and secure gated access to the front.

SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

Within the village of Bugbrooke there are two Public Houses, a local Convenience Stores/Newsagent, a Post Office, a Florist and a Hairdresser. There is also a Medical Centre with attached pharmacy, Community Centre and the Village Church. Local schooling includes Secondary Schooling at Bugbrooke Campion School and Bugbrooke Community Primary School in the High Street. Motorway access to junction 16 of the M1 is via the A45 giving access to Milton Keynes.

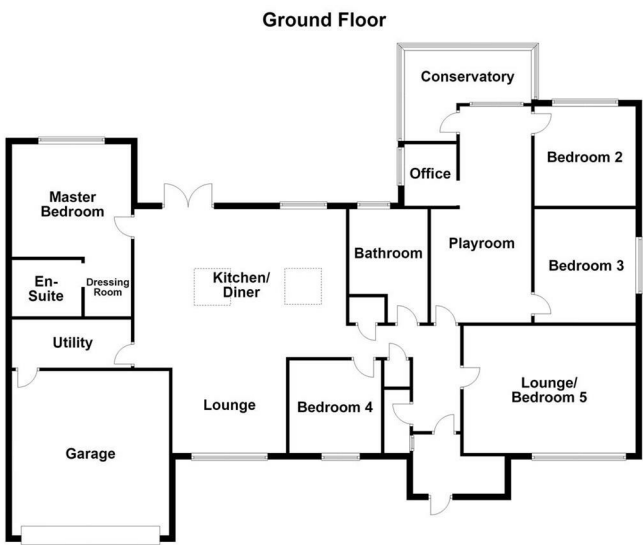
HOW TO GET THERE

From Northampton proceed in a westerly direction along the A4500 Weedon Road and at the junction with Upton Valley Way continue straight on at the traffic lights. At the next roundabout take the first exit left into the village of Kislingbury and follow the road through High Street and then bear right onto the Bugbrooke Road. Continue out of Kislingbury crossing the M1 motorway and proceed to the village of Bugbrooke. On entering the village follow the road down the hill where the road bears left and then take the third turning on the right into The Paddocks. Proceed to the bottom of the road where the property stands on the left hand side.

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DOISB17082026/0451



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