



CHERRY ORCHARD PLACE

Weston Favell | Northampton | NN3





Cherry Orchard Place

Weston Favell | Northampton | NN3

£280,000 (Guide Price)

- 3 bedrooms
- En-suite to master bedroom
- Family bathroom
- Kitchen diner with built in appliances
- Downstairs WC
- uPVC double glazing throughout
- Energy Rating B
- Constructed in 2014
- South facing rear garden
- Garage
- Driveway for two vehicles
- Backing on to local tennis club

Description

A well presented 3 bedroom property benefitting from a cul-de-sac location. With en-suite and family bathroom, good sized lounge, kitchen / diner with French doors to the south facing rear garden, downstairs cloakroom, rear garden, attached garage and off-road parking for two vehicles.

Location

This delightful semi-detached house is situated in a cul-de-sac location within the small and popular development of Cherry Orchard Place. Located within the sought-after Weston Favell area of Northampton and in walking distance of the Ofsted Rated Outstanding Weston Favell C of E Primary School. There are good facilities at the nearby Weston Favell Shopping Centre with further banks, shops, restaurants and a railway station just a 10-minute drive away in Northampton Town Centre. The vibrant Wellingborough Road is also close by together with the 170 acres of green space at the historical Abington Park which sits on the site of a medieval village, with some buildings surviving over seven centuries.



DAVID COSBY
ESTATE AGENTS

Situated in a cul-de-sac location within the small and popular development of Cherry Orchard Place. Located within the sought-after Weston Favell area of Northampton and in walking distance of the Ofsted Rated Outstanding Weston Favell C of E Primary School.



The Property

Entrance Hall:

The entrance hall is accessed via a four-panel door with 5-bar locking mechanism and decorative upper double-glazed panes. Flooring comprises timber effect boards which extend through to the cloak room. A four-panel door provides access to the sitting room. Carpeted quarter winder stairs lead to the first-floor accommodation and a mains back up smoke detector has been installed.

Cloak Room:

The cloakroom is fitted with a WC with low level system and ceramic wash hand basin with pedestal incorporating a chrome mixer tap and splash-back tiling. Flooring comprises timber effect boards. The mains electrical consumer unit is located within the cloakroom at high level and is fitted with modern miniature circuit breakers. An obscured double glazed casement window to the front aspect provides natural lighting and ventilation and there is additional mechanical ventilation with isolated switch above the door.

Sitting Room:

The neutrally decorated sitting room is generously sized and has a 3 unit double glazed casement window to the front aspect. Heating is provided by two pressed steel radiators and flooring comprises cut pile carpet. A four-panel door leads to the kitchen and dining area.

Kitchen / Dining Room:

The large kitchen dining area is accessed via a four-panel door from the sitting room and there is ample space for a good-sized dining table and chairs. There is also a useful under stair storage cupboard. Access can be gained to the rear garden and patio area via double glazed French doors. Flooring throughout both the kitchen and dining room areas comprises ceramic effect vinyl tiles.

The kitchen area provides a practical working space with a good range of modern, clean-lined base and wall units with brushed steel handles incorporating neutrally coloured Metro tiles. There is an electric oven with gas hob and carbon filter extractor hood over. A two-unit double glazed window is positioned above the sink providing an abundance of natural light from the south facing garden. Built in fittings include integral washing machine, dishwasher, and fridge freezer. The gas fired balanced flue boiler is located within the rear right hand side wall unit. A mains back up smoke detector has been installed.



There are good range of facilities at the nearby Weston Favell Shopping Centre with further banks, shops, restaurants, and a railway station just a 10-minute drive away in Northampton Town Centre. The vibrant Wellingborough Road is also close by together with the 170 acres of green space at the historical Abington Park which sits on the site of a medieval village, with some buildings surviving over seven centuries.

The Property

First Floor Landing:

The neutrally decorated first floor landing incorporates painted timber balustrading and handrails to the staircase and cut pile carpet. Four panel doors lead off to the bedrooms and bathroom and a mains back up smoke detector has been installed. The airing cupboard is accessed off the landing area and houses a modern thermal store with expansion vessel and slatted timber shelving useful for storing laundry.

Master Bedroom:

The master bedroom is situated to the front of the property and is a good-sized double room with built in wardrobe with part glazed sliding doors. There is also a handy high-level cupboard above the staircase. A two-unit double glazed window overlooks the front aspect and the floor is finished with cut pile carpet. A four-panel door leads to the master bedroom en-suite.



En-Suite:

The en-suite to the master bedroom is fitted with a WC with low level cistern, ceramic wash hand basin with pedestal and large shower cubicle. There is an obscured glazed window to the front aspect. Ceramic tiling has been installed around the sanitary appliances and there is a mechanical extract vent with isolated switch above the door. Ceramic effect vinyl floor tiles have been fitted.



Bedroom Two:

Bedroom 2 is small double room located to the rear aspect of the property and overlooks the garden and Tennis Club beyond. Flooring comprises cut pile carpet.



Bedroom Three:

Bedroom 3 is a single room which again overlooks the rear garden and Tennis Club beyond. Flooring comprises cut pile carpet.



Family Bathroom:

The neutrally decorated family bathroom is fitted with WC, wash hand basin with pedestal, and bath. Flooring comprises ceramic effect vinyl tiles and half-height ceramic wall tiling has been provided. There is an obscured glazed casement window to the side elevation providing natural light and ventilation. Additional mechanical ventilation has been installed with an isolated switch above the door.





Outside Areas

Front Aspect:

The property is set slightly back from the block paved cul-de-sac of Cherry Orchard Place with a concrete slab path leading to the main entrance door and a small planter area in front of the sitting room window. A contrasting block paviour drive extends to the side of the property giving access to the attached single garage and providing off road parking for two vehicles.

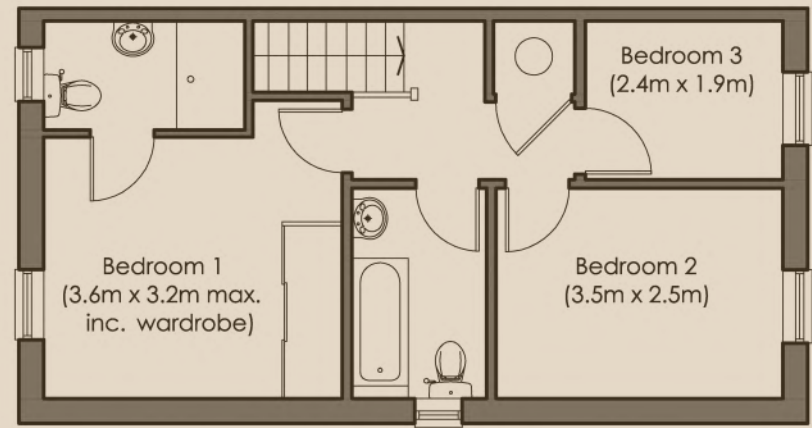
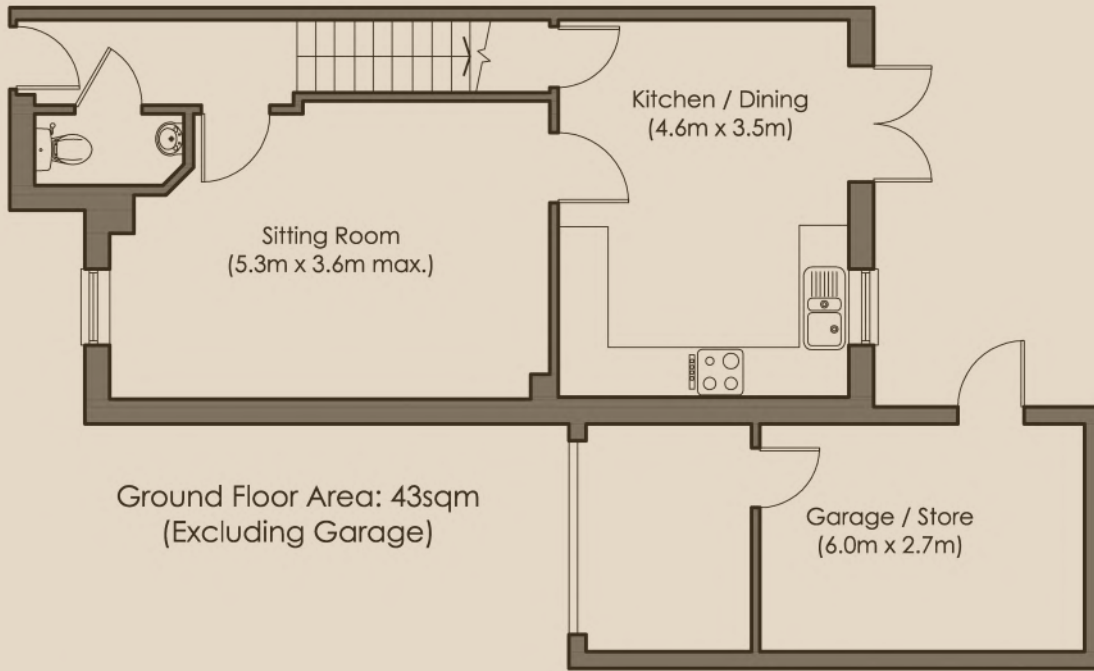
Rear Garden:

The south facing rear garden backs onto Northampton Tennis Club. It is mainly laid to lawn with a good size patio area adjacent to the rear elevation and pathway leading to the pedestrian access into the garage and around the side of the property. Perimeter boundaries comprise a mixture of close board and timber panel fencing and there is a low-level facing brick wall to the rear right hand side.

Garage:

The attached single garage is of solid facing brick construction beneath a dual pitched roof. There is a vehicle vehicular up-and-over door and a separate pedestrian access from the rear garden. The rear section of the garage is currently being used as a hobby room with a stud partition and 4-panel door separating it from the front portion of the garage.





All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 83sqm
Excluding Garage



Local Authority: Northampton Borough Council

Council Tax: Band C

EPC: Current 84(B) Potential 96(A) June 2014

Services: Mains Gas, Electricity, Water and Drainage

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Little Court Cottage | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk

