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ESTATE AGENTS
For Sale
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WEST STREET CHURCH STREET

2A WEST STREET
Long Buckby, Northampton, NN6

 **DAVID COSBY**
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2a West Street

Long Buckby, Northampton, NN6

£475,000 (Guide Price)

- 4 bedrooms
- 3 bathrooms
- Kitchen/diner
- Lounge
- Utility
- Off-road parking
- Garden backing onto open fields

Description

A newly extended and completely refurbished 4-bed detached property in the sought-after village of Long Buckby. The property benefits from ensuite bathrooms to both first floor bedrooms, two further bedrooms and family bathroom to the ground floor, a large open plan kitchen/diner, utility room and lounge with French doors looking out on to the rear garden and countryside beyond. To the front aspect there is off-road parking for several vehicles and a car port.

Location

2A West Street is situated in the heart of the Northamptonshire village of Long Buckby which has a good range of shops including small supermarkets, a chemist, a newsagents and post office, public houses and restaurants. The village also has its own medical practice and dentist, a library and a good range of sporting clubs and a junior school. Nearby Long Buckby Railway Station has direct links to London Euston and Birmingham New Street and International stations.



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Newly extended and completely refurbished, 2a West Street is a delightful 4-bed detached property in the sought-after village of Long Buckby. With far reaching views to the rear aspect, a car port, and off-road parking for several vehicles, early viewing is recommended.



The Property

Entrance Hall:

A newly installed 6-panel door with double glazed top lights sits beneath the recessed open fronted porch with overhanging eaves and provides access to the entrance hall. The entrance hall is fitted Oak effect laminate flooring and is finished with a neutral décor. All principal rooms are accessed from this area with solid slatted Oak doors. Cover plates to sockets and switches are of brushed steel effect.

Kitchen / Breakfast Room:

A bespoke newly installed kitchen has been fitted to the rear extension with grey gloss wall and base units and Oak effect work tops with a Lamona sink fitted below the 3-unit window, with grey Venetian wood effect blinds, overlooking the garden and fields beyond. An electric hob with contemporary extractor hood over has been installed and integrated appliances include a double oven, fridge freezer and dishwasher. The central island offers excellent further storage as well as a breakfast bar area. There is also room for a small table and chairs.

Utility:

From the kitchen the new utility room is accessed and provides useful space for storing boots and coats with a stainless-steel sink and additional cupboard storage. An integrated Lamona washing machine is included and there is also space for a tumble dryer. The utility room houses the electrical consumer unit which is located in a further wall cabinet. Access to the rear garden is provided through the part double-glazed panel door.

Lounge:

The good-sized sitting room can be accessed from either the hallway or the kitchen and is a comfortable bright space with French doors opening out on to the timber veranda and overlooking the rear garden and countryside beyond.

Ground floor bathroom:

The downstairs family bathroom is fitted with a white suite consisting WC with low level, wash hand basin with central mixer tap housed with a vanity unit, and bath with power shower over. An obscured glazed window with wood effect Venetian blinds is located to the side elevation providing natural light and ventilation. There is also a ladder effect wall mounted chrome heated towel rail. Large grey ceramic tiles are fitted to the floor and wall around the bath area.

Bedroom Three:

Bedrooms three is a good-sized double situated to the front of the property on the ground floor and benefits from a fitted cupboard suitable for wardrobe space. Fitted white wood effect Venetian blinds have been provided to the front aspect uPVC windows with plush grey carpeting to the floors.

Bedroom Four:

Bedroom four has space for a double bed and is also situated at the front of the property on the ground floor. Fitted white Venetian blinds have been provided to the front aspect window and floor are finished with plush grey carpeting.



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The Property

First Floor Landing:

The neutral grey carpet continues up the half-winder stairs which lead to the new first floor accommodation with two good size double bedrooms, both with ensuite shower rooms and walk-in wardrobes. The landing also houses the hot water cylinder in a large airing cupboard, again with useful storage space.

Bedroom One:

Bedroom one, a good size double, overlooks the front of the property with two dormer windows and is fitted with plush grey carpet which continues through to the walk-in wardrobe. White Venetian blinds are fitted to both windows.

Ensuite to Bedroom One:

The ensuite to the main bedroom consists of white sanitary appliances with WC incorporating concealed cistern, a wash hand basin with central mixer tap set within a gloss grey floor vanity unit, and a corner shower cubicle. The shower has both rainwater shower and power shower hose with contrasting navy aqua panels. A wall mounted heated ladder towel rail completes the amenities with white Venetian blinds fitted to the bathroom window.

Bedroom Two:

The second first floor bedroom is another good-sized double, this time with 3-unit window, with white fitted wood effect Venetian blinds overlooking the rear aspect of the property and again with built-in storage cupboard, plush grey carpet and ensuite.

Ensuite to Bedroom Two:

The ensuite to bedroom two comprises WC with low-level cistern, a wash hand basin with central mixer tap set within a gloss grey floor vanity unit. The corner shower cubicle again benefits from both rainwater shower and separate power shower hose with contrasting navy aqua panels. There is a heated chrome ladder towel rail and grey wood effect Venetian blinds are fitted to the obscured glazed window to the rear elevation





Outside Areas

Front Aspect and Car Port:

To the front of the property there is off road parking for several vehicles and a useful car port with side access to the rear garden.

Rear Garden:

The good sized private rear garden backing on to open countryside can be accessed from the front of the property via a side pathway and also from the utility room single door, and from French doors to the sitting room. The elevated timber veranda provides a perfect space for that outdoor / indoor feel allowing lazy Sunday breakfasts and bistro evening meals.

Agent Note

2a West Street is a newly extended and refurbished property which comes with a Building Control Completion Certificate.





Ground Floor Area: 95sqm
(Excluding Garage)



First Floor Area: 60sqm

All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 155sqm
Excluding Garage



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Local Authority: Daventry District Council

Council Tax: As this is a newly extended and renovated property we understand that a new Council Tax Band will be applied following the sale of the property.

EPC: Energy Rating (C) December 2020

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.