



51 WAKE WAY

Grange Park Northampton, NN4



DAVID COSBY
ESTATE AGENTS

51 Wake Way

Grange Park
Northampton NN4

Features

- Detached family home
- Potential investment property
- 3 Bedrooms
- Family bathroom
- En-suite to master bedroom
- Detached brick garage
- Off-road parking
- Front and rear gardens

Description

51 Wake Way is a well-proportioned, 3-bed detached family home occupying a corner plot in the popular Grange Park area. The property is of facing brick construction beneath a tiled, dual-pitched roof and benefits from front and rear gardens and a detached brick garage. Accommodation at ground floor includes entrance hall, sitting room, dining room, cloak room, and kitchen. At first floor level there are three bedrooms, a family bathroom, and en-suite to the master bedroom.



51 Wake Way is located on a good sized corner plot in the Grange Park development approximately 4 miles to the south of Northampton town centre.

The Property

Entrance Hall

The main entrance hall is accessed via a solid timber panel door with upper decorative glazed lights beneath a projecting open porch with tiled roof. Floors are finished with slate effect sheet vinyl and perimeter plaster ovolo coverings have been fitted. Panelled doors lead to the dining room, sitting room, kitchen, and ground floor cloakroom. A flight of timber stairs with half-winder leads to the first-floor accommodation.

Sitting Room

The sitting room is located to the right-hand side of the property and is a dual-aspect room with three-unit window overlooking the front aspect and French doors opening onto the rear garden. Floors are finished with timber laminate boards and perimeter ovolo coverings have been installed. Walls are partly finished with decorative lining paper.

Kitchen

The kitchen is located to the rear left-hand side of the property and has a two-unit window overlooking the garden and a part-glazed panelled door opening onto the patio area. There is a useful under stairs cupboard for storage and the kitchen is fitted with a range of cottage-style base and wall units which are ergonomically designed and include a 4-burner gas hob, built-in electric oven and inset sink with chrome mixer tap. Space has been provided for a washing machine and dishwasher.

Dining Room

The dining room is fitted with timber laminate floor boards and perimeter ovolo ceiling coverings. Walls are partly finished with decorative lining paper and there is a two-unit window to the front elevation providing natural lighting.

Downstairs cloakroom

The ground floor cloakroom has a window to the front elevation providing natural lighting and ventilation and is fitted with a close-coupled WC and corner wash hand basin.



The Property

First Floor Landing

The first floor has a central galleried landing with cut-pile carpet and painted timber balustrades and handrails. Natural lighting is provided by a two-unit window on the rear elevation and panelled doors lead to the main bedrooms, family bathroom, and a large airing cupboard which houses the hot water cylinder, and which is fitted with slatted pine shelving. A ceiling hatch provides access to the roof void.

Master Bedroom

The master bedroom is a good-sized double bedroom located to the front right-hand side of the property with a large casement window overlooking the front garden. Floors are finished with timber laminate boards and there are two separate built-in wardrobes with double-swing panel effect doors providing good storage space. A panelled door leads to the master bedroom en suite.

En-Suite

Fitted with a 3-piece suite comprising close coupled WC, large clamshell wash hand basin, and shower cubicle with full height ceramic tiling. Floors are finished with timber laminate boards and there is a two-unit window overlooking the rear garden. Mechanical extract ventilation has been fitted.

Bedroom Two

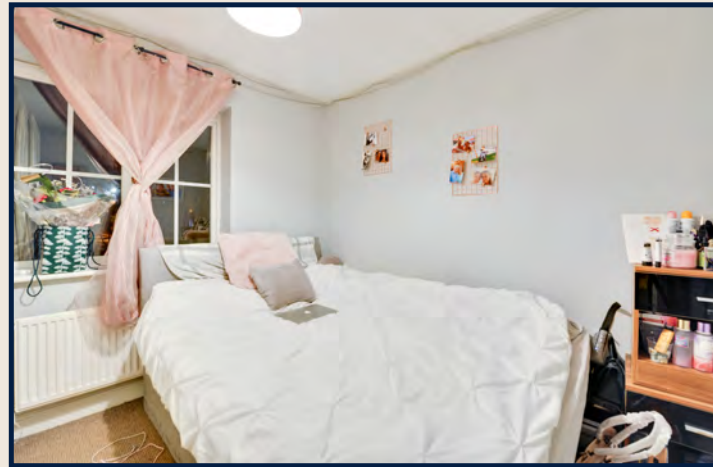
Bedroom two is a double bedroom with two-unit window overlooking the front elevation. Floors are fitted with loop pile carpeting and ample storage space is provided by way of a built-in wardrobe with panel effect sliding doors.

Bedroom Three

Bedroom three is a single bedroom located to the rear left-hand side of the property and is again fitted with a good-sized built-in wardrobe with double sliding doors. A two-unit window overlooks the rear garden and floors are finished with cut pile carpet.

Family Bathroom

The family bathroom is located to the front elevation of the property. There is a single casement window providing natural lighting and ventilation, and further ventilation is provided by a mechanical extract vent. The bathroom is fitted with a 3-piece suite comprising close-coupled WC, ceramic wash hand basin, and bath with chrome mixer tap and shower hose. Walls have half-height decorative ceramic tiling, and floors are finished with grey, timber effect, sheet vinyl.



Outside Areas

Front Aspect

The property is set well back from Wake Way with an enclosed front lawn bounded with decorative metal fencing. A pathway leads to the classically proportion front façade with and there is an open front porch with tiled roof.

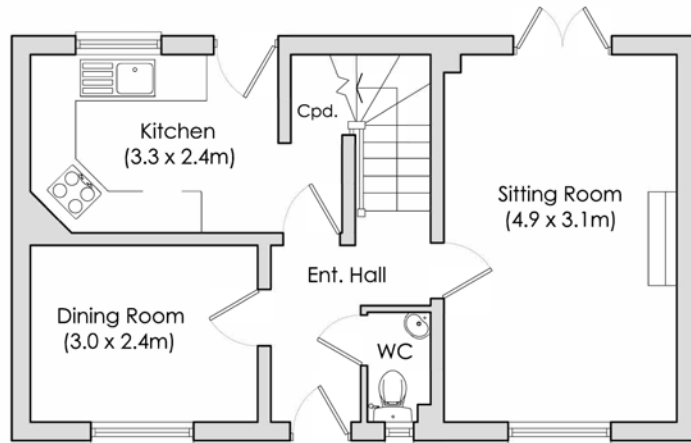
Rear Garden

The enclosed rear garden is partly bounded by solid facing brick garden walls and is mainly laid to lawn. There is a timber access gate from the garage/driveway and French doors, together with a part-glazed door to the kitchen, link the internal and external areas. The patio area has been extended to the left-hand side of the garden provided the perfect space for alfresco entertaining.

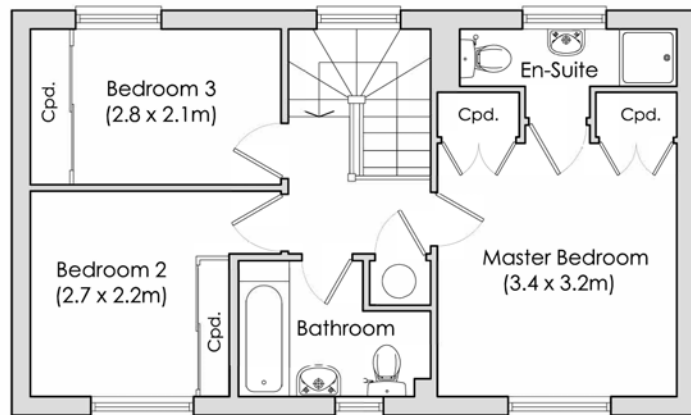
Garage

The property benefit from a detached brick built single garage beneath a tiled dual-pitched roof.





Ground Floor GIA = 43 sqm



First Floor GIA = 43 sqm

All measurements are approximate and for display purposes only. Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA: 86sqm

Location

51 Wake Way is located on a good sized corner plot in the Grange Park development approximately 4 miles to the south of Northampton town centre.

Grange Park is well-connected with easy access to Junction 15 of the M1 motorway and a train journey from Northampton Station to London takes just one hour, making the location a great choice for commuters.

Grange Park is also home to a good range of local amenities and facilities with supermarkets, two public houses, a community centre, sports pavilion, doctors surgery, and dental practice.

Primary schooling is provided for at the Ofsted 'Outstanding' rated Woodland View which caters for children from reception to year six and there are also a number of secondary schools including the popular Caroline Chisholm School, making Grange Park a great choice for families too.

Local Authority: West Northamptonshire Council

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band A **EPC:** Rating E

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 conducted a survey of the premises, nor have we 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.

David Cosby | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE

t: 01604 979628 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk

