

GREENER **Country** HOUSES & COTTAGES



4 Orchard Way, Cogenhoe, Northampton, NN7 1LZ

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A beautifully extended and exceptionally well-presented four-bedroom three storey semi-detached home, ideally located in the heart of this sought-after village, just a short walk from the local school. The impressive interior includes a substantial ground floor extension, creating a stunning open-plan kitchen, dining, and family space; along with a loft conversion providing a spacious master bedroom with dormer window and en-suite shower room. Additional features include a separate sitting room, a refitted family bathroom, and three further bedrooms. Externally, the property boasts generous parking for three to four vehicles at the front, while the charming rear garden offers excellent privacy. There is also the added benefit of an oversized garage, which has been divided to include an informal office space.

Price **£410,000 Freehold**

ACCOMMODATION

GROUND FLOOR

HALL

Accessed through a part glazed door. This area has oak style flooring which also runs through much of the remining ground floor rooms. There are stairs rising to the first floor, doors to remaining rooms and a further door to:

CLOAKROOM

Fitted in a suite comprising W.C and wash basin. There is tiling to splash areas and window to the side

LOUNGE

11'3 x 11'11

With a large double glazed window to the front elevation and sliding part glazed doors to:



KITCHEN/DINING/ FAMILY ROOM

20'10 x 20'4 max

A superb light an airy room with plenty of space for cooking, dining and seating. The kitchen is fitted in a range of modern floor and wall cabinets, with wood work surface incorporating a sink and drainer unit and boiling water tap. There are Integrated appliances comprising twin Bosch ovens, four ring Bosch induction hob set into a breakfast bar and dishwasher. There is space for a American style fridge freezer and tiling to splash areas. The kitchen area also has a double glazed window to the rear and door to the side. The family and dining areas feature rain sensitive Velux windows and there are double glazed French doors leading out into the garden.



KITCHEN

FAMILY AREA

UTILITY

With further cabinets and plumbing for a washing machine

FIRST FLOOR

LANDING

A spacious landing with double glazed window to the front, stairs to the second floor and doors to all first floor rooms



BEDROOM TWO

12'0 x 10'11

A double bedroom with double glazed windows to the rear.



BEDROOM THREE

10'11 x 10'11

Also a double bedroom with double glazed window to the front



BEDROOM FOUR

8'3 x 7'5

A good sized single bedroom with double glazed window to to the rear

FAMILY BATHROOM

7'7 x 6'6

Fitted in a fully tiled stylish suite comprising; W.C, wash basin with cabinet and panel bath with shower and screen. There is tiling splash areas and heated towel rail.

SECOND FLOOR

LANDING

Small landing area with doors to both rooms and a walk in closet

BEDROOM ONE

17'0 x 13'9

Very spacious double bedroom, featuring a large dormer window overlooking the rear garden and providing far reaching views over treetops. There is access to eaves storage and a velux window to the front.



EN SUITE

8'6 x 5'4

A very stylish en suite fitted with W.C washbasin with storage cabinets below and double shower cubicle with glass screen and rain water head. There is tiling to splash areas and Velux to the rear.



OUTSIDE

The property is situated in the heart of the village just short walk to the shops and village school which is opposite.

FRONT

Ample parking is provided for three/four vehicles. There is a lawn and double gates leading to a further area of hardstanding and to the garage beyond.

REAR GARDEN

A very attractive and spacious rear garden. There is a patio behind the house, spacious area of lawn and planted borders. A path leads past the garage to a further covered patio, ideal for entertaining or alfresco dining. At the bottom of the garden is hardstanding for a timber store.

GARAGE

14'10x 8'7 plus 15'3 x 8'1

The oversized garage has an up and over door. It has been partitioned to create storage and an area to the rear currently used as an office. This space has double glazed windows and a door to the garden

SERVICES

Mains services are connected with heating provided by gas boiler and radiator.

COUNCIL TAX

West Northamptonshire Council - Band C

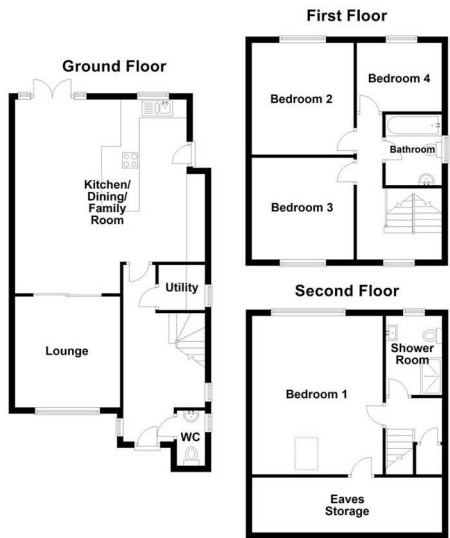
LOCAL AMENITIES

Within the village, there are Church of England and Methodist Churches, a Public House, a Post Office, a Newsagents, a General Store, a Village Hall and the Recreation Ground for bowling, cricket and football clubs. Primary education is available at The Cogenhoe Primary School, and secondary education is at The Wollaston School. References to schools should not be taken to mean that the property concerned is within the school catchment, nor that the schools mentioned have places available.

HOW TO GET THERE

From Northampton town centre take the A4208 Bedford Road for approximately two miles, turn left where signposted to Little Houghton. Proceed through the village and at the cross roads by the Church turn left and proceed out of the village and continue along this road for approximately one mile. At the next T junction turn left and immediately right into the village of Cogenhoe and follow the road through the village passing the village store on the left and then turning right onto Brafield Road. Turn right onto Orchard way where the property can be found on the right hand side.

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Not to scale. For illustrative purposes only