



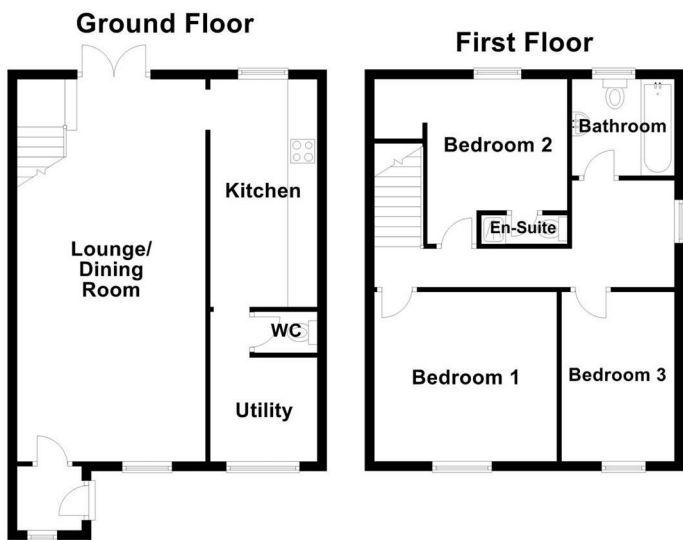
LOCAL AMENITIES

Weston Favell Shopping Centre is situated approximately one and a half miles distant with adjoining Lings Sports Complex providing a range of sporting facilities. Motorway access to Junction 15 is via the A45 Nene Valley Way. Local schooling is available nearby.

HOW TO GET THERE

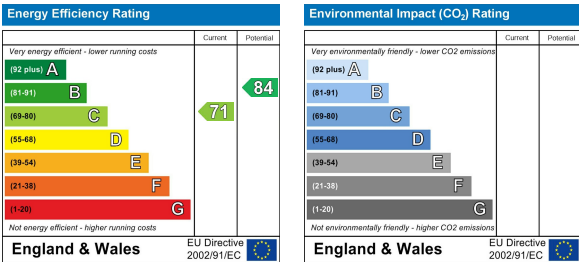
From Northampton Town Centre proceed in an easterly direction along the Wellingborough Road passing Abington Park and Weston Favell Shopping Centre. Proceed straight on at the Great Billing Way roundabout and turn left onto Great Billing Way and take the second left into Cherry Lodge Road and Beaumont Drive is first on the left.

DOI/AK26032025/0017



Not to scale. For illustrative purposes only

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33 Beaumont Drive, Cherry Lodge, Northampton, NN3 8PE



Asking Price £290,000 Freehold

A well presented three bedroomed semi detached house, situated in the popular area of Cherry Lodge. The accommodation comprises a spacious lounge/dining room and a refitted kitchen with integrated oven and hob. To the first floor there are three well proportioned bedrooms, including a second bedroom with an ensuite and a stylish refitted family bathroom. Outside there are well stocked front and rear gardens with additional benefits including double glazing, gas radiator heating and off road parking.

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ACCOMMODATION

GROUND FLOOR

PORCH

Enter via a UPVC door with UPVC window to the front elevation and a door leading to:-

LOUNGE/DINER

26'3 x 12'11

A light and airy dual aspect room with a UPVC window to the front and patio double glazed doors leading to the rear garden. The features include radiator, TV point and stairs rising to the first floor landing and a further door leading to:-



KITCHEN/BREAKFAST

15'8 x 7'4

A modern refitted kitchen with a range of floor and wall mounted cabinets with marble effect work surfaces. There is a stainless steel sink and drainer, tiling to splashbacks and an integrated oven and electric hob. A double glazed window to the rear elevation and a further door leading through to:-



UTILITY ROOM

With plumbing and space for white goods and a door leading through to:-

CLOAKROOM

Fitted with a white two piece suite, comprising a low flush WC and wash hand basin. There is tiling to flooring and splashback areas.

FIRST FLOOR

LANDING

Providing access to all bedrooms and family bathroom.

BEDROOM ONE

12'11 x 11'5

With UPVC double glazed window to the front elevation and a radiator.



BEDROOM TWO

11'9 maximum x 9'7

This room has a UPVC double glazed window to the rear elevation, a wardrobe recess, radiator and a door leading to:-



ENSUITE

A modern three piece suite comprising low level WC, wash hand basin and walk in shower cubicle with an electric shower. The ensuite is fully tiled in a marble effect finish, recess spotlights, extractor fan and radiator.

BEDROOM THREE

11'8 x 7'9

With a UPVC double glazed window to the front elevation, recess spotlighting and a radiator.

FAMILY BATHROOM

7'0 x 6'8

The family bathroom is fully tiled and fitted with a contemporary three piece suite, including a low flush WC, wash hand basin and a tiled bath with shower over. UPVC double glazed window to the rear elevation.



OUTSIDE

FRONT GARDEN

A lawn area with concrete driveway providing off road parking.

REAR GARDEN

The rear garden is mainly laid to lawn with a covered patio area and there is a side access gate.



SERVICES

Main drainage, gas, water and electricity are connected. Gas radiator heating.

COUNCIL TAX

West Northamptonshire Council - Band C

For further information on viewing call 01604 230222