



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



# 9 Waples Close, Earls Barton, Northampton, NN6 0FQ

A very well maintained modern four double bed roomed detached family home built by Messrs David Wilson Homes in 2018 and situated on the edge of the popular Northants village of Earls Barton. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner and study. To the first floor there are four bedrooms with ensuite to the master and a four piece family bathroom. Outside there is a front garden and a south facing walled rear garden with driveway to the rear giving off road parking for two cars and leading to the single garage.

**Price £465,000 Freehold**

## ACCOMMODATION

### ENTRANCE HALL

13'7 x 7'8

Enter via a UPVC double glazed front door with obscure glass window, stairs to first floor, radiator, tiled flooring and storage cupboard. The entrance hall leads onto the:-

### INNER HALLWAY

With doors leading to:-

### CLOAKROOM

6'3 x 3'0

Suite comprising WC, wash hand basin, radiator, UPVC double glazed window with obscure glass to the side.

### LOUNGE

18'0 x 11'7

UPVC double glazed window to the side and rear. UPVC double glazed French doors to the garden and two radiators.

### STUDY

9'5 x 8'1

UPVC double glazed window to the front and radiator.



### KITCHEN/DINER

19'9 x 12'4

Fitted with a range of base and eye level units, granite worktop and tiled splashbacks, stainless steel sink and drainer with chrome mixer tap. The built in appliances include oven, grill, hob, extractor, dishwasher and fridge/freezer. There is a central divide opening onto the dining area with tiled flooring, UPVC double glazed window to the rear, UPVC double glazed bay window to the front, two radiators and spotlights.



### UTILITY ROOM

6'6 x 5'5

Fitted with a range of base and eye level units, granite worktops, stainless steel sink with chrome mixer tap, plumbing for washing machine, space for dryer and door to rear garden.

### FIRST FLOOR

#### LANDING

10'3 x 4'11

Airing cupboard housing the hot water tank, loft access, radiators and doors to:-



### BEDROOM ONE

18'3 x 11'8 maximum

Walk through dressing area with triple mirrored wardrobe, two radiators, UPVC double glazed window to the rear and side and door leading to:-



### ENSUITE

7'0 x 4'6

Suite comprising WC, wash hand basin, double shower cubicle with glass sliding door, tiled splashbacks, towel radiator, spotlights, extractor and UPVC double glazed window with obscure glass to the side.



### BEDROOM TWO

15'1 x 9'2

Two UPVC double glazed windows to the front with views across open countryside, built in quadruple mirrored wardrobes and radiator.



### BEDROOM THREE

11'6 x 10'7

UPVC double glazed window to the rear and radiator.



### BEDROOM FOUR

14'2 x 8'4

UPVC double glazed window to front and side, storage cupboard and radiator.



### BATHROOM

9'4 x 6'2

Suite comprising WC, wash hand basin, panelled bath, double shower cubicle with glass sliding door, tiled splashbacks, extractor, wall mounted towel radiator and UPVC double glazed window with obscure glass to the rear.



### OUTSIDE

#### FRONT AND SIDE GARDEN

Mainly laid to lawn with mature bushes, flower and shrubs, outside lighting with a pathway to the front door.

#### REAR GARDEN

The rear garden has a patio area with the remainder of the garden mainly laid to lawn and is enclosed by brick walling and wood panel fencing, outside lighting, rear pedestrian gate from the driveway to the rear garden. The rear garden faces in a southerly direction enjoying a sunny aspect and a high degree of privacy.

#### SINGLE GARAGE

Metal up and over door with power and lighting. There is also a driveway giving off road parking for two cars.

#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

North Northamptonshire Council - Band E

#### LOCAL AMENITIES

Within the village there are a number of amenities including the Church of England church with its famous Saxon Tower, three public houses and local shops including a Co-op supermarket, a Chemist, a Post Office, Hairdressers and Newsagents. Local schooling is available at Earls Barton Infants School and Earls Barton Junior School with Secondary Education is available in both Wellingborough, Wollaston and Northampton.

#### HOW TO GET THERE

Proceed out of Northampton in an easterly direction along the Wellingborough Road for approximately five miles and passing the village of Ecton. Upon reaching the traffic lights at Earls Barton proceed over the traffic lights and then take the second turning on the right into Packwood Crescent and then take the first right again into Waples Close and proceed to the end of the cul de sac where the property can be found on the left hand side.

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