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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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192 Beech Avenue, Northampton, NN3 2JW

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A beautifully extended four-bedroom semi-detached family home, situated in the highly sought-after location of Kingsley Park, conveniently close to Northampton Town Centre. The property has undergone significant improvements, extending the total floor area to approximately 1,450 sq ft and creating a well-balanced, modern living space throughout. The accommodation comprises an inviting entrance hall, ground-floor WC, a spacious open-plan lounge/dining room ideal for family living and entertaining, a fitted kitchen, and a separate utility room. To the first floor are three generous double bedrooms, a fourth single bedroom or home office, an en-suite shower room to the principal bedroom, and a contemporary family bathroom. Externally, the property benefits from off-road parking to the front with access to an integrated single garage, along with a larger-than-average rear garden offering excellent outdoor space. Offered to the market with no upper chain, this impressive home is ideally suited to families seeking space, convenience, and a popular residential location.

Price £375,000 Freehold

ACCOMMODATION

ENTRANCE HALL

12'07 x 4'06

Entered via a part glazed front door, there are stairs rising to the first floor with storage below. The floor is laid with engineered oak boards and there are doors to:-

WC

5'04 x 2'08

Suite comprising WC and hand wash basin.

LOUNGE

14'04 x 10'11

A bay window to the front elevation with a feature fireplace with tiled insert. The oak boarding continues as this room opens up to:-



LANDING

Doors to:-

BEDROOM ONE

19'06 x 12'00

Windows to the front and rear elevations with space for a king-sized bed, there is integrated storage and a door to:-



ENSUITE

5'08 x 4'07

Suite comprising shower, WC and hand wash basin with a window to the rear elevation.

BEDROOM TWO

11'10 x 10'11

A window to the front elevation with space for a double bed.



BEDROOM THREE

11'00 x 10'05

Space for a double bed with a window overlooking the rear garden.



DINING ROOM

19'06 x 11'00

An extended room with double patio doors to the rear garden and Velux windows above, there are TV points connected and a feature fireplace with tiled hearth. The engineered floorboards continue as this room has a split tiled floor. A doorway leads to:-



KITCHEN

13'02 x 8'10

Fitted with a range of floor and wall-mounted cabinets with composite worktops and tiled splashbacks. There is a composite sink and drainer, an integrated x4 gas hob with oven below and extractor above, a dishwasher and space for a free-standing fridge/freezer. There is a window overlooking the rear garden and door to:-



UTILITY ROOM

11'11 x 10'04

This space offers a truly unique area with floor and wall-mounted units, space and plumbing for a washing machine and tumble dryer. There is an integrated sink, space for free-standing freezers with a door to the garage and further doors and windows to the rear garden.

FIRST FLOOR

REAR GARDEN

An inviting space with mature shrub borders, an elevated patio and a large paved area with side access.



FRONT

The front driveway has been fully landscaped to provide off-road parking and vehicular access to:-

GARAGE

A single garage with electricity connected, an up-and-over door to the front and a pedestrian door to the utility.

SERVICE

All mains services are connected (none of these have been tested)

HOW TO GET THERE

LOCAL AMINITIES

BEDROOM FOUR/STUDY

8'10 x 4'10

Currently housing a single bed, with a window to the rear elevation.

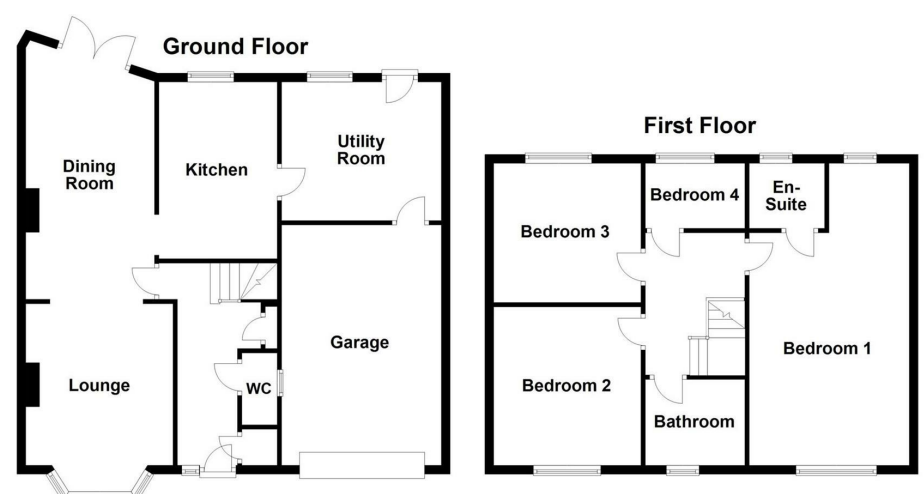
BATHROOM

8'09 x 5'11

Suite comprising bath, WC and hand wash basin with a window to the front elevation. The bathroom is largely tiled.



OUTSIDE



Not to scale. For illustrative purposes only