



GREENER **Country** HOUSES & COTTAGES



6 Boughton Hill Gardens, Northampton, NN2 8GS



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Boughton Hill Gardens offers an Executive eco-efficient family home with contemporary internal living accommodation located on the outskirts of Northampton, near the desirable village of Boughton. This property benefits from a super-efficient construction offering an internal floor area extending to approximately 2,400 square feet. There is an attractive blend of open plan living suitable for a family, with a striking vaulted entrance hall showcasing the floating landing and glass roof above. The ground floor provides an open plan kitchen/snug/diner, lounge, study, utility room and WC. The first floor offers four double bedrooms, two en-suites, a family bathroom and a dressing area to the main bedrooms. The property benefits from Bi-fold doors to the rear garden, off-road parking for four vehicles to the front and a detached garage offering electric vehicle charging. \*The property is offered with no upper chain.

## Price £745,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

18'10 x 11'04

Entered via a part-glazed composite front door, the main feature presents an attractive oak staircase and floating landing above. There is underfloor heating fitted beneath the herringbone luxury floor tile, and there are oak glazed doors leading to:-



##### KITCHEN/DINER

26'05 x 24'05

A wonderful family room benefitting from a sunny south-facing aspect where natural light beams through various glazed windows and the bi-fold doors.

##### KITCHEN AREA

Fitted with a range of floor and wall-mounted cabinets, there are white quartz worktops and upstands with a sunken sink and Quooker hot tap over. A breakfast bar and island take centre stage. Further appliances include an electric induction hob with extractor over, upgraded Siemens Wifi controlled steam ovens and a combi microwave, dishwasher, fridge and freezer and wine cooler.



##### DINING AREA

Benefitting from windows to the side elevation, there is space for a 10-seater dining table and a suitable space for a snug, which includes TV points.



##### UTILITY

Fitted with a range of floor and wall mounted units, there is space for a washing machine and tumble dryer.

##### LOUNGE

16'04 x 13'00

Windows to the front and side elevation, with TV and telephone points connected.



##### STUDY

13'00 x 10'09

A spacious home office with windows to the front and side elevation.



#### FIRST FLOOR

##### LANDING

One of the main features is the standout floating landing, with Velux windows above. There are doors leading to:-



##### BEDROOM ONE

17'09 x 13'07

Benefitting from a window overlooking the rear garden and wonderful vaulted ceiling. There is a space for a king-sized bed with access to:-



##### DRESSING AREA

11'04 x 7'01

Fitted wardrobes with hanging space and integrated drawers.

##### ENSUITE BATHROOM

10'02 x 7'01

Suite comprising bath and sepearte shower, WC and his and hers hand wash basins.



##### BEDROOM TWO

16'03 x 13'00

A window to the front elevation, with space for a double bed with sapce for a wardrobes and a door to:-



##### ENSUITE

7'01 x 5'02

Suite comprising shower cubile, WC and hand wash basin.

##### BEDROOM THREE

13'03 x 11'04

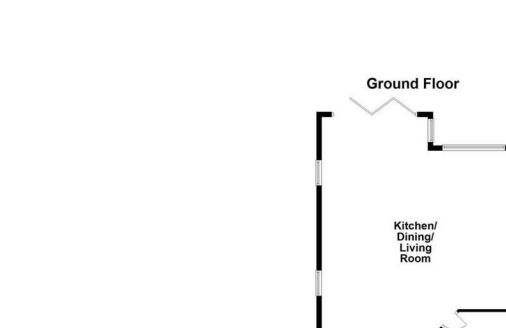
A feature glazed gable window to the front elevation, there is space for double bed and space for storage.



##### BEDROOM FOUR

10'09 x 10'09

A further room suitable for a double bed, with a window to the front elevation.



##### BATHROOM

8'01 x 7'04

Suite comprising bath with shower over, WC and hand wash basin with a heading towel rail.

#### OUTSIDE

##### REAR GARDEN

Benefitting from a sunny south west facing aspect, the garden is mainly laid to lawn with a raised patio to the bottom. There is access to:-



##### PARKING

This property offers four off-road spaces with an electric car charger.

##### GARAGE

A detached single garage with electricity connected.



#### SERVICES

Mains gas, electricity, water and drainage.

#### LOCAL AMINITIES

Within the village of Boughton, there is the Parish Church, the Whyte Melville Public House, the Village Hall and a pocket park. Local schooling is at the County Primary School, with secondary education at the Moulton School, for which there is a school bus service. There is a country park and sailing club at nearby Pitsford Reservoir, and the Northampton County Golf Course is at Church Brampton. There are local shops at Whitehills and a Waitrose Supermarket in Kingsthorpe.

#### HOW TO GET THERE

From Northampton town centre, proceed in a northerly direction along the A508 Barrack Road through Kingsthorpe Hollow and Queens Park Parade to Kingsthorpe. Continue straight on past the Waitrose Supermarket heading north onto the A5087 Harborough Road and continue straight on at the Holly Lodge Drive traffic lights past the Whitehills Pub, taking the second turning on the left where the property can be found on the left hand side.



Not to scale. For illustrative purposes only