



GREENER **Country** HOUSES & COTTAGES

4 Mackintosh Square 546 Wellingborough Road, Weston Favell, Northampton, NN3 3HZ

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This very substantial modern Tudor style three storey semi detached family house offers four bedroomed accommodation of approximately 2,300 square feet each bedroom with a bath or shower room ensuite. The property stands in a courtyard mews of just eight houses benefiting from an integral garage off road parking a sunny aspect south facing rear garden. The interior includes at 19 foot by 18 foot open plan kitchen/breakfast room with bi folding doors opening to the rear garden together with a 19 foot by 19 foot living room located on the first floor with a walk on balcony. The house stands on the south side of the Wellingborough Road in Weston Favell one of the most prestigious suburbs of Northampton close to Abington Park.

Price **£599,500 Freehold**

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

20'6 x 8'6

Approached through a composite front door the hall has a ceramic tiled floor and contains the stairs rising to the first floor with under stairs cloaks cupboard. Doors lead to:-



CLOAKROOM

5'10 x 3'1

With a white suite of wash basin and WC.

KITCHEN/BREAKFAST ROOM

19'10 x 18'10

A very spacious open plan room with doors opening to the rear garden, the kitchen area is fitted with cherry wood floor and wall cabinets with polished granite work surfaces and an island unit with a four place induction hob and twin low level ovens. In addition there is a dresser with a built in wine chiller, a Bosch microwave oven, integrated dishwasher, stainless steel sink unit and LG America style fridge/freezer.



BREAKFAST AREA



UTILITY ROOM

6'9 x 5'10

With further floor and wall cabinets with polished granite work surfaces and plumbing for washing machine and point for tumble dryer. There is an internal door to the garage and a door to the side pedestrian access.

FIRST FLOOR

LANDING

12'4 x 6'0

With the stairs rising to the second floor and double leaf doors giving access to:-

LIVING ROOM

19'5 x 19'0

With a three casement bay window to the front elevation there are french doors opening to a walk on balcony, there is a feature fireplace with glass fronted log effect gas fire.



STUDY

6'4 x 5'8

With a single casement window to the side elevation.

MASTER BEDROOM SUITE

BEDROOM ONE

19'0 x 15'6

Located at the rear of the property this very spacious room has two casement windows overlooking the south facing rear garden and there are doors leading to:-



BATHROOM ENSUITE

8'5 x 8'0

With a twin ended bath, side mixer tap, WC, wash basin and glazed shower suite together with carminic tiling from floor to ceiling, vertical heated towel rail and window to the side elevation.



DRESSING ROOM ENSUITE

8'0 x 6'1

Fully fitted with an extensive range of open fronted shelving and hanging space including a chest of drawers.



SECOND FLOOR

LANDING

9'3 x 8'11

With doors leading to:-

WALK IN LINEN CUPBOARD

5'10 x 4'0

Housing the mains pressure unvented hot water cylinder and the Viessmann solar panel unit.

BEDROOM TWO

17'2 x 11'1

With a two casement dormer window to the front elevation there are built in wardrobes and a door to:-



BEDROOM FOUR

15'6 x 9'0

Built in wardrobes, twin Velux roof lights and door to:-



BATHROOM ENSUITE

8'2 x 7'6

With twin ended bath, WC, wash basin, vertical heated towel rail and Velux roof light.

OUTSIDE

The house is approached by a shared gravel driveway leading to this and the neighbouring properties and there is a private parking bay in front of the garage and a further private parking bay at the side of the drive.

GARAGE

18'10 x 9'10

Approached through an electrically operated up and over door with light and power connections, there is a personal door to the utility room.

REAR GARDEN

Approached by a side pedestrian gate the rear garden has a paved terrace leading onto a lawn with flower borders and trellised fencing divider beyond which there is timber garden store. Boundaries are close boarded fencing and a tall Beech hedge.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Worcester oil fired boiler and hot water through a mains pressure unvented cylinder with a Viessmann feed from the roof mounted solar panels providing domestic hot water.

COUNCIL TAX

West Northamptonshire Council - Band F

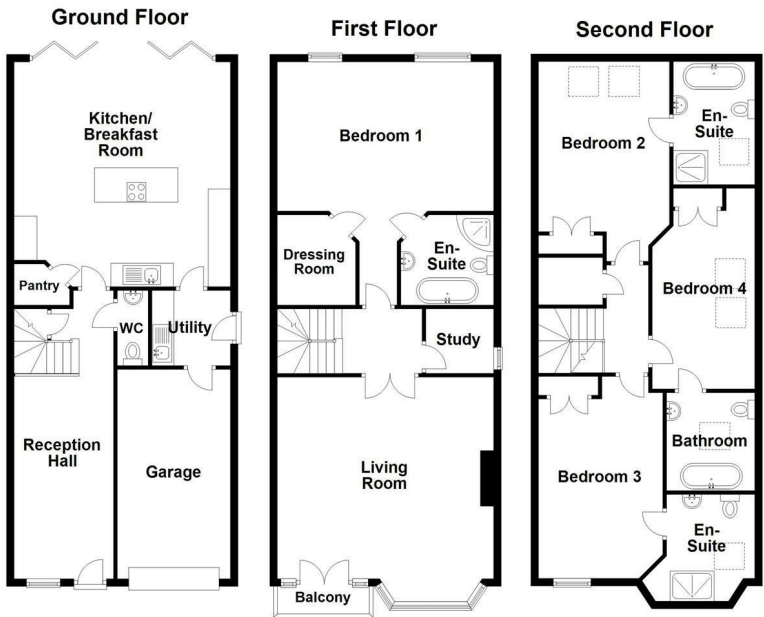
LOCAL AMENITIES

The Riverside Retail Park is approximately one mile away, whilst The Weston Favell Shopping Centre incorporating Tesco Superstore lies approximately half a mile distant. Adjoining the Weston Favell Shopping Centre is Lings Forum Sports Complex (offering a range of sporting facilities) and Weston Favell Health Centre and Pharmacy. Schooling is provided for at Northampton School for Boys on the Billing Road and Weston Favell Academy in Booth Lane South with primary schooling at Weston Favell CE Primary School. Close proximity of Abington Park and access to the River Nene cycle way.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along the A4500 Wellingborough Road passing through Abington to the roundabout junction with the A5095 Park Avenue North and Park Avenue South. Take the second exit through the traffic lights and continue along the A4500 travelling to the north of Abington Park. Continue onto Weston Favell and on passing Greenway the property stands on the right hand side.

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Not to scale. For illustrative purposes only