





ESTATE AGENTS

GREENER **Country** HOUSES & COTTAGES



54b Watersmeet, Northampton, NN1 5SG

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Situated at the end of a private driveway, this beautifully presented, individually designed detached four bedroom bungalow sits on a generous plot of around 0.34-acres, with landscaped gardens and views. Extended by the current owners, the home includes a light-filled garden room with lantern roof and a spacious double garage. Inside, oak flooring flows through much of the property, complementing the stunning kitchen/breakfast room with integrated appliances, central island, and breakfast bar. The layout is ideal for family living and entertaining, with a sitting room featuring a log burner, a study, flexible dining/second sitting room, and four bedrooms—two with stylish en-suites. A modern family bathroom completes the interior. Outside, the gated drive offers ample parking. The wraparound gardens feature terraces for alfresco dining, lawns, mature borders, and timber store areas.

Price £750,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Spacious hall accessed via part glazed door with picture windows to both sides. The hallway has high quality oak flooring, which also runs through the majority of the accommodation. There are double glazed doors leading to the garden; the corridor leads to an inner hall and there are a double set of doors leading into:

KITCHEN BREAKFAST ROOM

18'4 x 18'1

A high quality kitchen fitted in a range of floor and wall cabinets with marble work surfaces and splash backs and which includes an underslung sink unit with mixer taps. Integrated appliances comprise oven, microwave and dish washer. A matching island features an four ring hob over which is an extractor. There is a raised glass breakfast bar and the kitchen also has high quality tiled flooring and space for a American style fridge freezer unit. A double glazed window overlooks the front and there are double doors through to the garden room and further doors to:



UTILITY

5'9 x 5'7

With matching units, plumbing for washing machine, laminate work units and stainless steel sink and drainer unit. A connecting door leads to the garage.

GARDEN ROOM

15'7 x 9'10

This light and airy room is currently used as a dining room, with ample space for seating. There is lantern roof, wood effect tiled flooring and double glazed windows to two elevations. Bifold doors lead from here onto a sun drenched patio.

LOUNGE

16'0 x 15'6

Double doors lead into the rom from the hallway. The focal point is the fireplace with inset log burner, granite hearth and oak mantle. There are double glazed windows to the front and oak flooring.



DINING ROOM/SNUG

12'14 x 9'7

Accessed from the far end of the hall through glazed double doors. This flexible room could be used as dining room or snug or as a fifth bedroom There is oak flooring and double glazed window over looking the rear garden.

INNER HALL

This area has storage cupboards and doors to bedrooms, study and family bathroom

STUDY

6'5 x 6'9

With a double glazed window overlooking the front.



MASTER BEDROOM

13'11x 13'3

The well appointed master bedroom has both single and double fitted wardrobes. A window overlooks the garden and a door leads to:



EN SUITE

6'9 x 4'10

Stylish room with a suite comprising W.C, wash basin and walk in shower cubicle with glass screen and rain water shower head. The en suite has floor and wall limestone tiling and an obscure window to the side.

BEDROOM TWO

12'8 x 11'1

Also a spacious double rom with fitted wardrobe and double glazed window over looking the garden. A door leads to



EN SUITE

6'10 x 4'10

Matching suite with W.C, wash basin and walk in shower unit with screen and rain water shower. There is limestone tiling to floors and walls and obscure window to the side.

BEDROOM THREE

12'8 x 11'0

This room features a double glazed bay window to the front elevation. There are twin fitted storage cupboards.

BEDROOM FOUR

8'9 x 8'1

Bedroom four has a double glazed window to the front elevation, fitted cupboards and over bed storage.

REAR GARDENS

The superb secluded landscaped gardens extends to two sides of the property and provides stunning views over . There is a sun drenched patio accessed from the garden room and hall which is ideal for alfresco dining and entertaining. Beyond this is an area with artificial grass which extends the patio space. The large lawn wraps around the property with planted borders and at the bottom of the garden is a full length decking area. On the south west side of the property is a further patio area, hardstanding for two timber stores and raised vegetable beds. In all the property sits on a plot of around 0.34 acres



DOUBLE GARAGE

25'10 maximum x 18'7

The large double garage has been added by the current owners. There is a double electric roll up door, power and lighting connected and door to the garden. The garage also has a cloakroom with W.C and wash basin.

SERVICES

All mains services are connected. Heating is via a gas fired radiator system

COUNCIL TAX

West Northamptonshire Council - Band F

LOCAL AMENITIES

There is a parade of shops along Landcross Drive and a variety of shops on the Wellingborough Road, including a supermarket, banks, fashion and furniture stores, newsagents and greengrocers. Local schools include secondary schooling at Northampton School for Boys on the Billing Road and Primary schooling is available. Motorway access is via Rushmere Road and then Nene Valley Way to Junction 15.

HOW TO GET THERE

From Northampton town centre proceed in an easterly direction along Victoria Promenade and Cheyne Walk and turning right into Billing Road. Proceed along Billing Road passing the Northampton General Hospital and Northampton School for Boys. At the next set of traffic lights turn right into Rushmere Road and then take the second turning on the left into Watersmeet. Continue along this road. Just as you reach a sharp left hand bend, turn right onto the private drive and the property can be found at the bottom of the hill.

DOI**AK28052025**



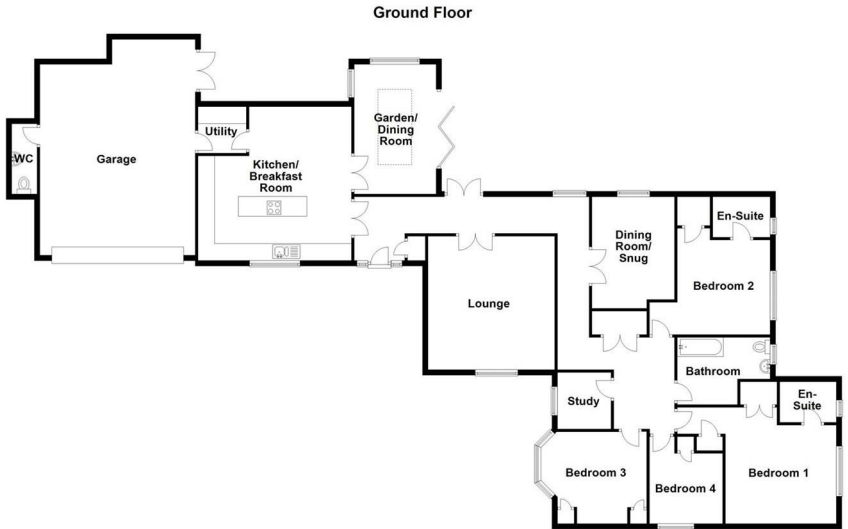
OUTSIDE

The property is accessed from Watersmeet via a long private driveway, owned by the property and with access shared with only one other dwelling.



FRONT

Double electric wooden doors leads into the plentiful gravelled parking area and the double garage. There is access down both side of this area to the remaining gardens.



Not to scale. For illustrative purposes only