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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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1 Maxwell Walk, Timken, Northampton, NN5 6WD

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This stylish modern four bedroom detached house stands in the heart of the popular Timken area with the benefit of private walled garden, attached garage and gated driveway parking for additional vehicles. The interior has been upgraded by the present owner to include the addition of Hammonds and Sharps fitted wardrobes and includes a 16 foot kitchen/breakfast room with a spacious 22 foot lounge/dining room with French doors to the rear garden. The master bedroom has a shower room ensuite and there is an additional family bathroom.

Price **£430,000 Freehold**

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

10'1 x 6'0

The central hallway is approached through a composite door and contains the stairs rising to the first floor, cloaks cupboard and an open archway leading to the lounge/dining room and further molded panel doors leading to:-

CLOAKROOM

6'5 x 4'6

With a white suite of pedestal wash basin and WC.

LOUNGE/DINING ROOM

22'10 x 11'9

An attractive through room, the focal point of which is the open hearth fire place with an exposed brick chimney breast above a cast iron log burner. There is a six casement bay window to the front garden and French doors giving direct access to the rear garden.



DINING AREA



KITCHEN/BREAKFAST ROOM

16'6 x 12'6 maximum

Fitted with floor and wall cabinets with laminated working surfaces incorporating a stainless steel low level double oven, six place gas hob standing beneath a stainless steel cooker hood. There is a stainless steel sink unit, built in Neff automatic dishwasher, concealed worktop lighting and a useful under stairs storage cupboard. A glazed door leads to the drive giving access to the garage.

UTILITY ROOM

9'10 x 5'4

Fitted with floor and wall cabinets with integrated automatic washing machine and housing the Ideal gas fired boiler.

FIRST FLOOR

LANDING

15'8 x 7'2

Housing the airing cupboard and with molded panel doors leading to:-

MASTER BEDROOM SUITE

BEDROOM ONE

12'0 x 10'11

With a range of Sharps fitted wardrobes to one wall, shelving and hanging space and with a three casement window to the front elevation. A door leads to:-



SHOWER ROOM ENSUITE

6'10 x 4'0

With a white suite of ceramic tiled shower cubicle with glazed door, WC and wash basin. There is a shaver socket and extractor fan.



BEDROOM TWO

12'0 x 9'8 maximum

Also with an extensive range of Hammond fitted wardrobes with shelving and hanging space and two casement window to the front elevation.



BEDROOM THREE

10'4 x 9'0

Currently used as a dressing room there are further Sharps fitted wardrobes with shelving and hanging space and there is a shelved recess. This room has a roof void access hatch with retractable ladder and there is a window to the front elevation.



BEDROOM FOUR

11'3 x 6'3

Currently used as a study and with casement windows to both front and side elevations.

FAMILY BATHROOM

7'1 x 6'10

With a white suite of paneled bath with mixer tap/shower attachment, pedestal wash basin, ceramic tiled floor and splash areas and a vertical heated towel rail.



OUTSIDE

The house stands back from Maxwell Crescent behind a part wrought iron fenced garden which has been landscaped, established shrubs and a pathway to the front door. A private drive leads through gated access leading onto a further parking area in front of the detached garage.

GARAGE

18'11 x 7'8

Approached through an electrically operated up and over door the garage has light and power connections, a retractable ladder to a loft storage space and personal door to the garden.



REAR GARDEN

Entirely enclosed within brick walls, the landscaped rear garden is laid to graveled and paved terraces and there is a timber garden shed (measuring 6'1 x 4'10), external water point and flood light. A gate gives access to the driveway and on the Maxwell Walk side there is a high brick wall beyond which there is a further area of garden laid to AstroTurf with well stocked borders containing mature Red Robin trees and other shrubs.

MANAGEMENT CHARGE

The Timken development is subject to a common areas management charge through Meadway Services currently standing at £89 per annum.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler also providing domestic hot water through a Tribune mains pressure unvented hot water cylinder.

COUNCIL TAX

West Northamptonshire Council - Band E

LOCAL AMENITIES

Duston is situated approximately three miles from Northampton town centre with good road links to the M1 junction 16, approximately 4 miles away, and rail links from Northampton to Euston from Castle Station approximately three miles distant. Duston boasts a full range of shopping facilities including supermarkets at Sixfields and local school facilities within walking distance. The area also includes a cinema and football stadium, as well as many restaurants and pubs.

HOW TO GET THERE

From Northampton town centre proceed in a north westerly direction along the A428 Harlestone Road passing Dallington Park on the right hand side to the roundabout junction with Mill Lane. Carry straight on along the Harlestone Road and take the first turning on the left into Cotswold Avenue. Follow Cotswold Avenue as the road passes Chiltern Avenue and bears right. Upon approaching the Duston Sports Centre there is a turning on the left hand side leading into Timken Way North which runs alongside the sports field. Follow this road passing Tesla Close on the right hand side and then turn next left into Sam Harrison Way along the northern side of the green open space and continue straight on into Timken Way South and take the right hand turning into Maxwell Crescent where the property stands on the right hand side.

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