

GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



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24 Pine Copse Close, Duston, Northampton, Northamptonshire, NN5 6NF

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This fine individual modern detached house has been extended and refurbished throughout by the present owners providing spacious five bedroomed accommodation with master suite and a superb open plan kitchen/breakfast/sitting room measuring 29 feet in length. The interior includes two further reception rooms, utility and cloakroom, together with a family bathroom with bath and shower and an attached double garage. Externally the well maintained gardens are laid to lawn with some fine specimen trees and there is a gated off road parking area providing ample space for camper van or boat storage.

Price **£799,950 Freehold**

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

16'3 x 6'9

The central hall contains the stairs rising to the first floor with oak newel post and glass balustrade, there is an understairs storage cupboard and oak panelled doors give access to:-

LOUNGE

21'9 x 11'9

A spacious room with three casement window to the front elevation and an attractive Portuguese limestone open hearth fireplace with gas living flame fire. There is a TV point and sliding glazed doors leading to the breakfast/sitting room.



STUDY

11'11 x 10'3

With a coved ceiling and three casement window to the front elevation this room has a continuation of the Amtico oak style flooring from the hallway.

KITCHEN/BREAKFAST/SITTING ROOM

A superb open plan space comprising an extension at the rear of the house with sliding doors opening directly to the rear terrace and garden and comprising:-



KITCHEN

13'9 x 10'2

Fitted with high gloss and concretion effect floor and wall cabinets with quartz work surfaces and underslung sink with Quooker multi-function tap and an island unit breakfast bar. The appliances comprise the twin Neff eye level double ovens, the wine chiller, twin induction hobs and the independent gas hob as well as plumbing for automatic dishwasher and housing for fridge/freezer.



BREAKFAST/SITTING AREA

29'1 x 15'3

Flowing open plan from the kitchen and with a combination Opulent pure floor tile merging with a veneered oak floor in the sitting area this room stands beneath a lantern roof and has a statement wall of dry limestone with built in mirror and log corner behind the pot bellied stove. There are picture windows and sliding doors opening to the rear terrace and garden.



UTILITY ROOM

11'3 x 5'5

With floor cabinets with polished quartz surface and underslung sink, there is plumbing for washing machine and point for tumble dryer. A window and door open to the rear garden and door leads to the double garage, a further door gives access to:-

CLOAKROOM

5'5 x 2'9

With a white Roca suite with WC with concealed cistern and vanity wash basin.

FIRST FLOOR

LANDING

13'0 x 6'7

Leading to an inner landing where there is a linen cupboard and a retractable ladder to the loft storage space part of which has a velux roof light.

MASTER BEDROOM SUITE

BEDROOM ONE

16'6 x 14'3

With a vaulted ceiling and three casement window to the front elevation there are doors leading to:-



DRESSING ROOM EN SUITE

6'1 x 5'9

With fitted shelving and hanging space.

SHOWER ROOM EN SUITE

7'8 x 5'7

With limestone floor and walls and an open sided glazed shower suite, WC and wash basin. Two casement window to rear elevation.

BEDROOM TWO

11'10 x 10'0

With a coved ceiling and three casement window to the rear elevation.



BEDROOM THREE

11'8 x 10'5

With coved ceiling, wall mounted TV point and dormer window to front elevation.

BEDROOM FOUR

11'6 x 9'0

With coved ceiling and two casement window to front elevation.

BEDROOM FIVE

9'9 x 8'6

With a statement wall and two casement window to front elevation.

FAMILY BATHROOM

10'4 x 9'10

A spacious room re-fitted in 2014 with a white suite of freestanding twin ended bath with side mixer tap, open sided glazed shower suite, vanity wash basin and WC. There are natural limestone floor and wall tiles and a window to the rear.



OUTSIDE

The house stands back from Pine Copse Close behind an open plan front garden partly laid to lawn with a private tarmac drive with parking and turning space in front of the house and courtyard gates open to a further area of parking with space for additional vehicles, a camper van, caravan or boat. Beyond this there is a timber store measuring 15'9 x 9'9 with light and power connected.

DOUBLE GARAGE

16'5 x 14'6

The integral garage is approached through an electrically operated roller door, has light and power connections, houses the gas fired boiler and has an internal door to the utility room.

REAR GARDEN

Approached by a superb natural granite paved terrace where there is external lighting and this leads onto a level lawn stretching away from the house bounded by well stocked flower borders and close boarded fencing. At the far end of the garden there is an additional sun terrace adjacent to which there is a summer house measuring 10'0 x 9'9. The far end of the garden is framed with tall mature specimen trees including Copper Beech, Silver Birch and White Beam and these trees are floodlit at night. External water tap and log store.



SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Potterton combination gas fired boiler.

COUNCIL TAX

West Northamptonshire Council - Band F

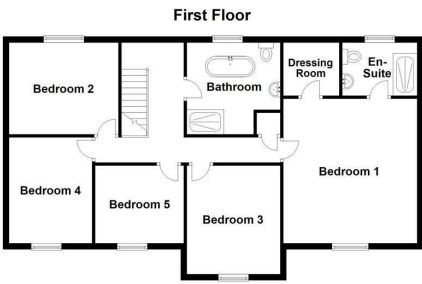
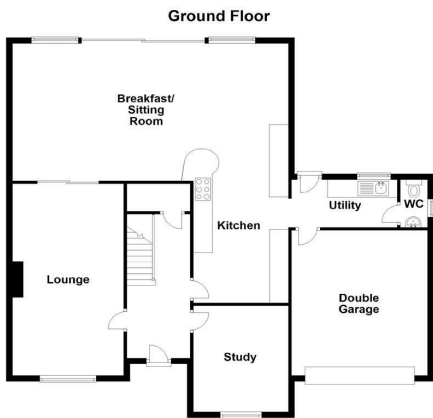
LOCAL AMENITIES

Within the village there are a number of shops including a Bakery, Post Office and Hardware Store. The property is situated close to Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other retail outlets. Motorway access is to Junction 15A and Junction 16 via the A45 South and the A45 West respectively. Local schools include the Duston School in Berrywood Road and lower schooling at St Luke's CEVA Primary School.

HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 Weedon Road over Westbridge into St James and fork right along the A428 Harlestone Road. Proceed past Dallington Park and cross over the roundabout junction at Mill Lane continuing along the Harlestone Road to the far north western outskirts of the town. At the Rifle Butt Public House turn left into Main Road then immediately right into Port Road then take the fourth turning on the left into Pine Copse Close. At the T junction turn right where the property then stands on the right hand side.

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Not to scale. For illustrative purposes only