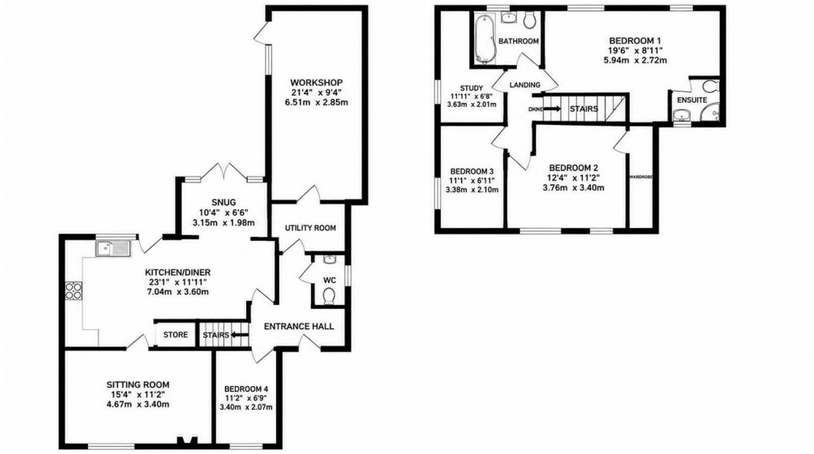

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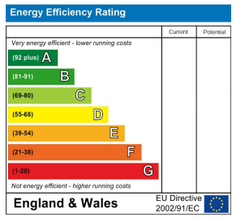

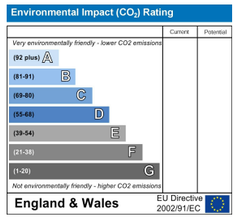

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109 Sherwood Avenue, Northampton, NN2 8TA

£400,000

Well presented extended family home family home, in a cul-de-sac location in the popular suburb of Kingsthorpe. The accommodation comprises: an entrance hall, sitting room, open plan kitchen diner with a family room off, utility room, downstairs w.c. and a bedroom four/home office on the ground floor. To the first floor there is a spacious master bedroom with an ensuite shower room, refitted family bathroom, two further bedrooms and a further room currently used as a bedroom that would also make a superb office or dressing room. Externally the original garage is now accessed from the utility to provide a large storage area/ workshop that could also become a gym, workspace or cinema room. To the front, a block paved drive provides off road parking for several vehicles and to the rear there is a westerly facing landscaped garden that enjoys a fair degree of privacy.

109 Sherwood Avenue, Northampton, NN2 8TA

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
Entered via a composite door, stairs to the first floor landing, doors to the Kitchen/Diner, Study/Bedroom Four, cloakroom and utility room.

SITTING ROOM
15'4" x 11'2"
Double glazed window to the front elevation, radiator, log burner, television point, timber flooring.

KITCHEN/ DINER
22'11" x 11'11"
A large light and airy open plan room, with a refitted kitchen with modern wall and base level units, complementary worksurfaces, electric oven with a gas hob over, integrated dish washer space for an upright fridge freezer, inset sink drainer, tiled flooring, under stairs storage area, double glazed door and window to the rear garden, door to the sitting room, space for a table and chairs, open to a family room.

FAMILY ROOM
10'04 x 6'9"
Double glazed French doors and windows facing on to the rear garden, television point, radiator.

BEDROOM FOUR/ STUDY
11'2" x 6'9"
Double glazed window to the front elevation, radiator.

CLOAKROOM
Fitted with a modern suite comprising a low level w.c. and a wash basin with a vanity unit under, double glazed window to the side elevation.

UTILITY
7' x 5'07"
Plumbing for a washing machine, electric drier point, base unit with a work surface over, extractor fan, door the workshop/garage.

WORKSHOP
21'4 x 9'4"
Door and window to the rear garden, power and light connected.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE
19'10" x 8'11"
Two double glazed windows to the rear elevation, radiator, door the ensuite.

BEDROOM TWO
12'04" x 11'03"
Double glazed windows to the front elevation, radiator, door to eaves storage.

BEDROOM THREE
11'1 x 6'8"
Double glazed window to the side elevation, radiator.

BEDROOM / STUDY
11'7" x 6'8"
Double glazed window to the side elevation, radiator.

BATHROOM
Refitted with a modern suite comprising a P-shaped bath with a shower and screen over, vanity unit with a wash basin, low level w.c., radiator, tiled walls and splash back areas, double glazed window to the rear elevation, radiator.

OUTSIDE

FRONT GARDEN
Laid to block paving to provide off road parking, enclosed flower bed with maturing shrubs, gated side access to the rear garden.

REAR GARDEN
Laid mainly to a central lawn with a paved patio, maturing shrubs and trees, timber fence enclosed.