



Old Forge Drive

West Haddon, Northampton





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West Haddon, Northampton, NN6 7ET

TOTAL AREA: APPROX. 172.4 SQ. METRES (1855 SQ. FEET)

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, SITUATED IN THE POPULAR VILLAGE OF WEST HADDON, OFFERING EXCELLENT LIVING ACCOMMODATION, A GENEROUS DRIVEWAY, DOUBLE GARAGE AND A FANTASTIC EXTENDED KITCHEN/ DINING / LIVING SPACE.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- BOOT ROOM
- FAMILY ROOM
- KITCHEN / DINING / LIVING ROOM
- UTILITY ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£525,000 Freehold





THE PROPERTY

The property is ready to move straight into and has been maintained to a very high standard throughout. The ground floor offers a welcoming entrance hall, a separate sitting room and a superb kitchen/dining/living room, which provides a fantastic heart to the home and is ideal for both everyday family life and entertaining.

The kitchen is well appointed with a good range of fitted units and work surfaces, with the adjoining dining and living area creating a bright and sociable space. There is a useful utility room and the extension connects through to the double garage, adding excellent practicality and storage, along with a boot room and family room.



Upstairs, there are four well proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The remaining three bedrooms are served by the family bathroom.

Outside, the property benefits from a particularly generous driveway, offering ample parking and leading to the detached double garage. The enclosed garden provides a pleasant space to relax and entertain, while the overall plot offers a good degree of privacy.

EPC Rating: Council Tax Band F.



LOCATION

West Haddon is bypassed by the A428 to the north of the village which in turn connects to M1 J18 just 3 miles away. The village has a Grade I listed church and three watering holes, the 18th Century Sheaf Inn, The Pytchley Hotel and The Crown Inn, as well as numerous sports facilities including a cricket pitch and pavilion, tennis court, two large playing fields and a bowls lawn in the middle of the village green. The village has its own primary school feeding to the nearest secondary school in Guilsborough, just 3 miles away, which also has a doctor's surgery, shop, public house, and fire station. Long Buckby, which is three miles away in the opposite direction, offers a library, small supermarkets and mainline train station with services to London Euston and Birmingham New Street. A public bus service also operates to Rugby, Daventry and Northampton, though for those who want to stay local there are numerous clubs, societies and organisations with regular activities to choose from and links to countryside paths including the Jurassic Way.



IMPORTANT NOTICE

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FLOORPLAN

TOTAL AREA: APPROX. 172.4 SQ. METRES (1855 SQ. FEET)



Floor 0



Floor 1



Approximate total area⁽¹⁾

1855 ft²

172.4 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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