



4 Patterson Close, Weston Favell, Northampton, NN3 3PE

£699,995

Freehold

A stunning four bedroom detached house sitting on a large plot of approx. 0.3 acres. This family home is located in a quiet cul de sac in the popular area of Weston Favell. The accommodation comprises: Entrance hall, sitting room, family room, kitchen/breakfast room, dining room, study, utility room, bar, cloakroom, master bedroom with en suite, three further bedrooms, bathroom, front and rear gardens, off road parking and double garage.

Northampton

10 Bridge Street, Northampton, NN1 1NW

T: 01604 624424

Offices also located in Daventry

stonhills.co.uk



DESCRIPTION

4 Patterson Close is situated in a highly popular and sought after location close to the heart of Weston Favell village. This large property offers flexible accommodation and plenty of off road parking, the generous plot which in all extends to around a third of an acre.

The position and plot form an attractive setting to the property with a lawned front garden and gravel driveway providing off-road parking for a number of vehicles and access to a double garage. The main gardens are to the rear of the house are laid to lawn with flowers and shrubs and a paved patio area.

LOCATION

Weston Favell village is widely regarded as one of the most desirable locations in Northampton. In the village is a parish church, village hall, barbers, two public houses and a tennis club. Nearby is Weston Favell shopping centre with a more comprehensive range of facilities available in Northampton. State primary and secondary schooling is well served in the area and communication links are excellent by both road and rail with train services from Northampton to London Euston.

RECEPTION HALL

Stairs rising to first floor landing, storage cupboard, radiator.

SITTING ROOM

Upvc double glazed window to front elevation, double glazed windows to side elevation giving access to outside, two radiators, TV point.

FAMILY ROOM

Upvc double glazed bay window to rear elevation, radiator and TV point.

KITCHEN/BREAKFAST ROOM

Double glazed sliding doors to rear elevation giving access to the rear garden, upvc double glazed window to front elevation, fitted in a range of base and wall mounted units with granite work top over and one and a half bowl sink with drainer and mixer tap over, integrated appliances to include double oven, induction hob with extractor hood over, fridge and dish washer. Fitted breakfast bar with Granite work top, radiator and opening to.

DINING ROOM

Upvc double glazed windows to rear elevation, radiator.



STUDY

Upvc double glazed window to front elevation, radiator.

UTILITY ROOM

Upvc double glazed window to rear elevation, fitted in a range of base and wall mounted units with work surface over and inset sink with mixer tap over. Space for washing machine, door to double garage and door to garage and bar.

BAR

Door to rear elevation giving access to the rear garden, window to rear elevation, electric heater, The bar has a fitted bar area with space for seating.

CLOAKROOM

Obscure upvc double glazed window to rear elevation, fitted in a two piece suite to comprise low level wc and wash hand basin, radiator.

FIRST FLOOR LANDING

Upvc double glazed window to front elevation, fitted wardrobe access to loft space.

MASTER BEDROOM

Upvc double glazed window to front elevation, fitted wardrobes, radiator, TV point and door to.

ENSUITE

Obscure upvc double glazed window to rear elevation, fitted in a four piece suite to comprise low level wc, two wash hand basins set in vanity unit and separate shower cubicle, heated towel rail.

BEDROOM TWO

Upvc double glazed window to rear elevation, fitted wardrobes, radiator.

BEDROOM THREE

Upvc double glazed window to front elevation, fitted wardrobes, radiator.

BATHROOM

Obscure double glazed window to rear elevation, fitted in a four piece suite to comprise low level wc, wash hand basin, shower cubicle and bath, radiator.

BEDROOM FOUR

Upvc double glazed window to rear elevation, radiator.



REAR GARDEN

Large patio to the rear of the property providing entertaining space. The garden is mainly laid to lawn with mature shrub and tree borders. Side access to the front of the property.

FRONT GARDEN

Mainly laid to lawn with shrub borders.

DOUBLE GARAGE

A large driveway provides off road parking for numerous vehicles leading to a double garage.





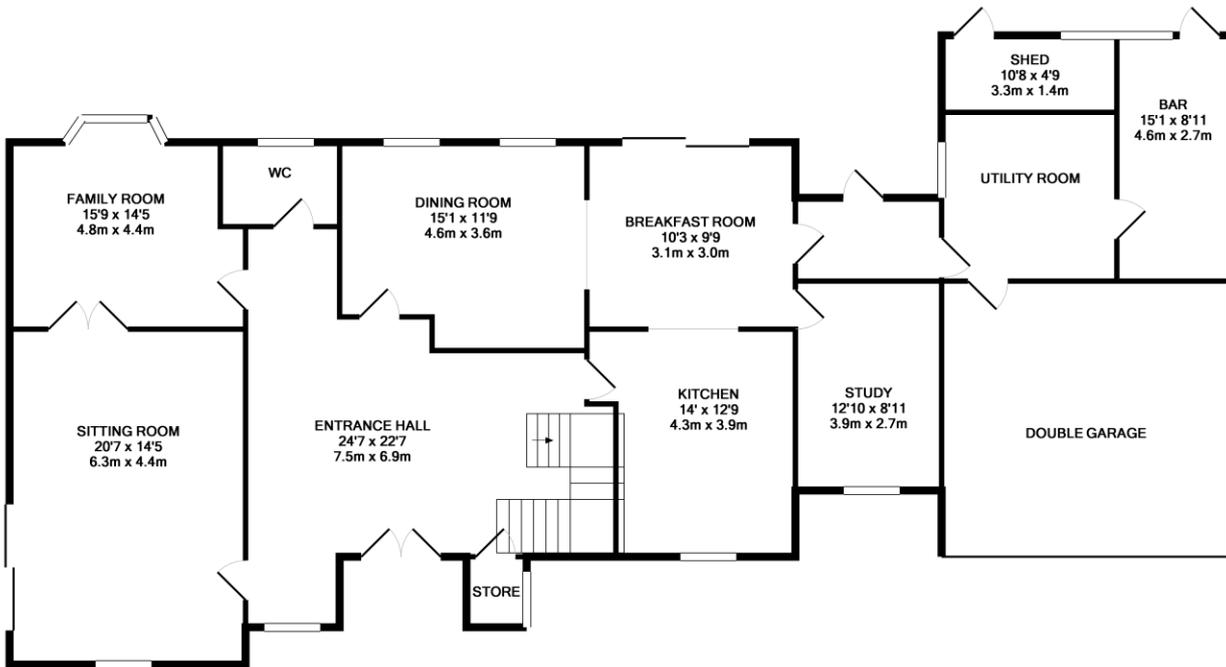
4 Patterson Close, Northampton, NN3 3PE

£699,995

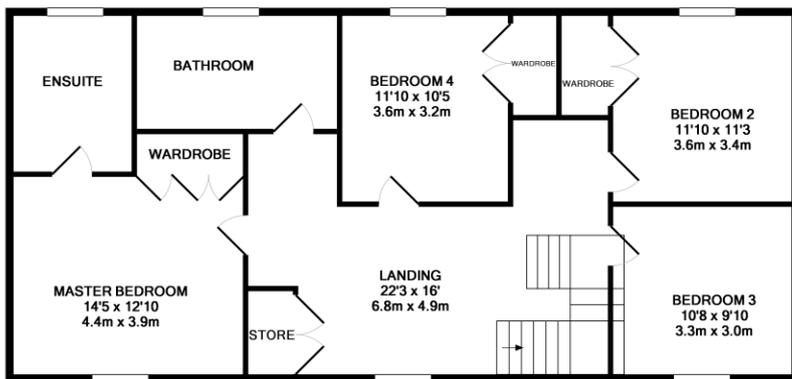
Freehold

Local Authority

Northampton Borough Council



GROUND FLOOR
APPROX. FLOOR
AREA 2091 SQ.FT.
(194.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1080 SQ.FT.
(100.3 SQ.M.)

PATTERSON CLOSE, WESTON FAVELL
TOTAL APPROX. FLOOR AREA 3170 SQ.FT. (294.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metrevo ©2019



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.