



36 Augusta Avenue, Collingtree Park, Northampton, NN4 0XP

£770,000

Freehold

A beautifully presented five bedroom detached extended family home on a large plot located in this popular tree lined avenue on Collingtree Park. The accommodation comprises: Entrance hall, sitting room, kitchen/breakfast room, family room, dining room, study, wc, master bedroom with en suite, guest bedroom with en suite, three further bedrooms, bathroom, front and rear gardens, off road parking and a double garage.

Northampton

10 Bridge Street, Northampton, NN1 1NW

T: 01604 624424

Offices also located in Daventry

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ENTRANCE HALL

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

SITTING ROOM

Double glazed doors to rear elevation giving views and access to rear garden. Double glazed windows to rear and side elevations, feature fireplace, two radiators, tv point.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear elevation, fitted in a range of base and wall mounted units with granite work surface over and inset sink with mixer tap over and fitted waste disposal unit. Integrated appliances to include fridge/freezer, double oven with warming unit, hob and dishwasher. Radiator and arch to Utility room.

UTILITY ROOM

Door to rear elevation giving access to the rear garden. Fitted with tall storage cupboard and matching base units with sink and work surface and space under for washing machine. Additional walk in full size cupboard with door.

DINING ROOM

Double glazed doors lead to elevation giving and garden, double glazed window to front elevation, two radiators, TV point. This large room is currently used as a dining room but could be used in other ways.

FAMILY ROOM

Double glazed window to front elevation, radiator, TV point.

STUDY

Double glazed window to front elevation, radiator.

CLOAKROOM

Fitted in a two piece suite to comprise low level WC and wash hand basin, radiator.

FIRST FLOOR LANDING

Double glazed window to front elevation, access to large boarded out loft area.

MASTER BEDROOM

Double glazed windows to front and rear elevations, fitted wardrobes, dressing area, two radiators, tv point and door to.



ENSUITE

Double glazed velux windows. Fitted in a five piece suite to comprise low level wc, wash hand basin, bath, bidet and shower cubicle, heated towel rail, two large storage cupboards in the eaves.

GUEST BEDROOM

Double glazed windows to front and side elevations, two radiators, TV point and door to.

ENSUITE

Double glazed window, fitted in a three piece suite to comprise low level wc, wash hand basin and shower cubicle.

BEDROOM THREE

Double glazed window to rear elevation, radiator, TV point.

BEDROOM FOUR

Double glazed window to side elevation, radiator.

BEDROOM FIVE

Double glazed window to front elevation, radiator.

BATHROOM

Double glazed window to rear elevation, fitted in a three piece suite to comprise low level wc, wash hand basin and bath with shower over, radiator.

REAR GARDEN

A beautiful landscaped garden which is mainly laid to lawn with mature shrub, tree and flower borders. Four patio/sitting areas. Gated access and paths to both sides.

FRONT GARDEN

Mainly laid to lawn with shrub borders and overlooking landscaped island.

DOUBLE GARAGE

Off road parking for numerous vehicles leading to double garage. The garage has electrically operated garage doors and rear access door.





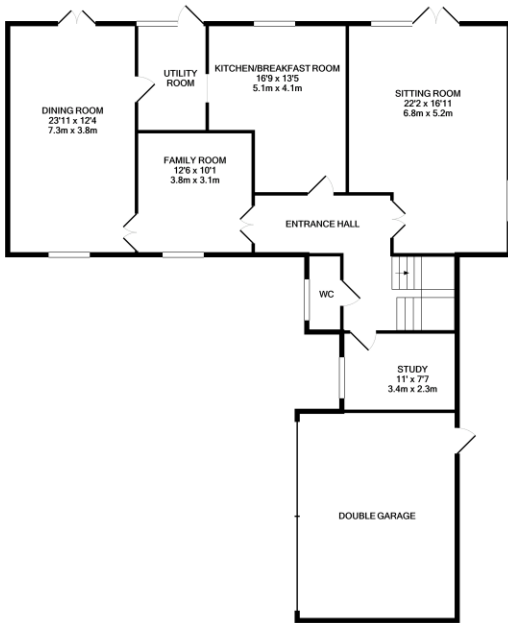
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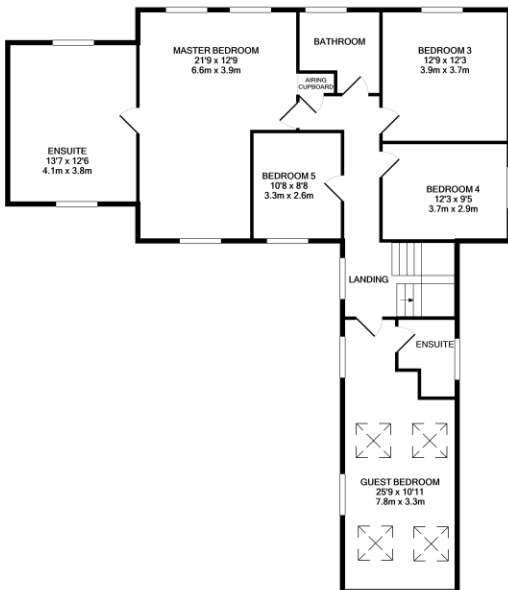
Freehold

Local Authority

Northampton Borough Council



GROUND FLOOR
APPROX. FLOOR
AREA 1561 SQ.FT.
(145.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1349 SQ.FT.
(125.3 SQ.M.)
AUGUSTA AVENUE, COLLINGTREE PARK, NORTHAMPTON
TOTAL APPROX. FLOOR AREA 2909 SQ.FT. (270.3 SQ.M.)

movewithus



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.