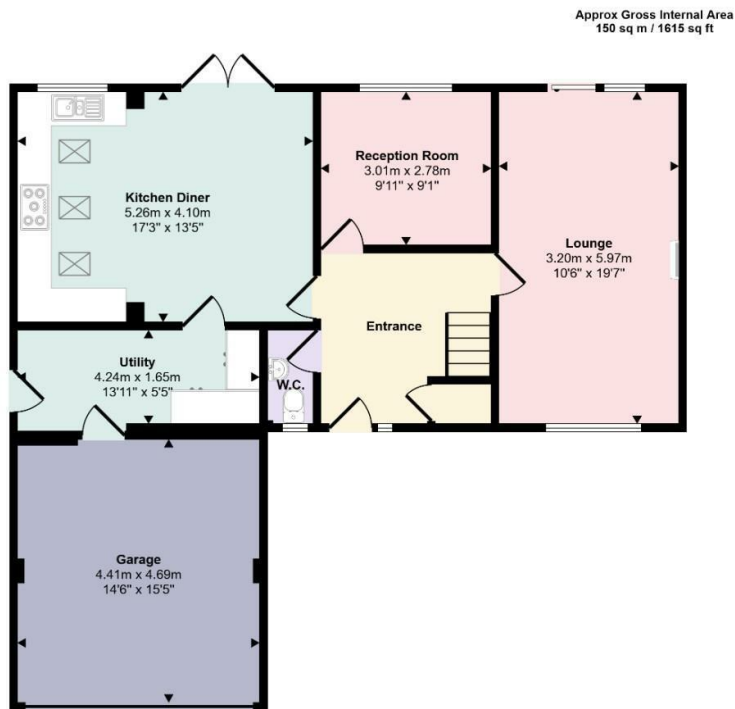


6 WOOD AVENS CLOSE NORTHAMPTON, NN4 9TX

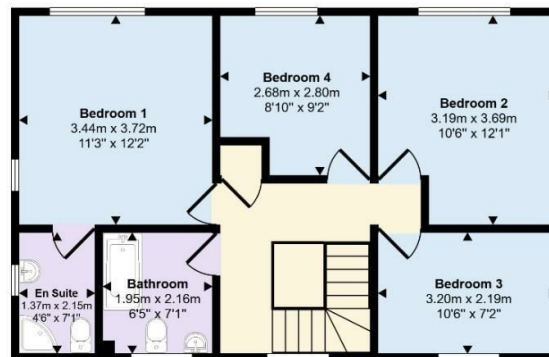
£600,000
FREEHOLD

Stonhills are delighted to offer this extensively refurbished four double bedroom detached family home, occupying a generous plot within a quiet cul-de-sac in the sought-after area of West Hunsbury. The spacious accommodation includes an entrance hall, lounge with doors to the rear garden, dining room, kitchen/breakfast/family room, large utility room, bedroom one with en-suite, three further double bedrooms and a family bathroom. The property benefits from extensive refurbishment throughout, creating a stylish and modern family home. Further benefits include large front and rear gardens, ample off-road parking, a double garage and excellent access to local amenities, schools, parks, Northampton town centre, the A45 and M1 Junction 15. Early viewing is highly recommended.

 **stonhills**
LAND & ESTATE AGENTS

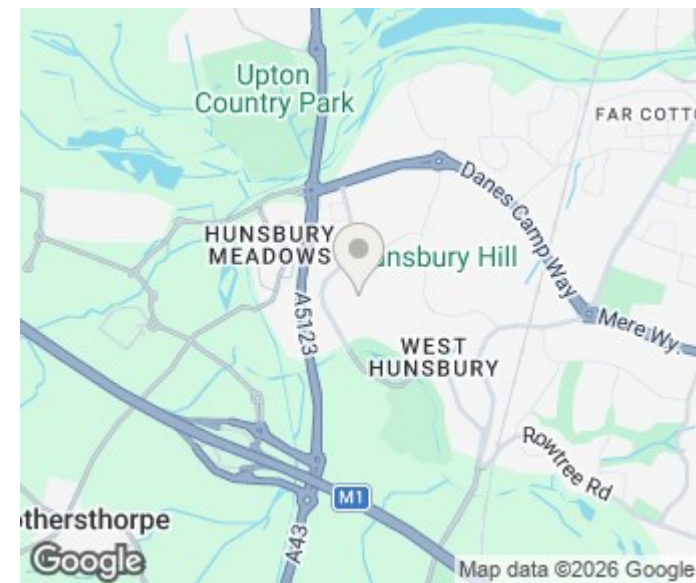


Ground Floor
Approx 92 sq m / 992 sq ft



First Floor
Approx 58 sq m / 624 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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