



4 Osborne Road, West Haddon, Northamptonshire, NN6 7DE

HOWKINS &
HARRISON

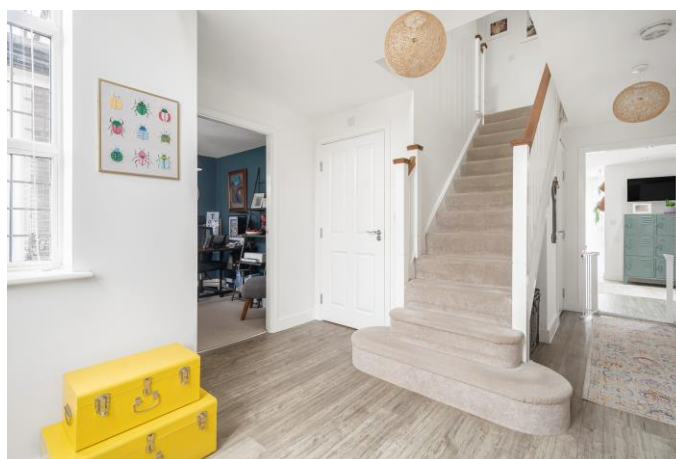
4 Osborne Road,
West Haddon,
Northamptonshire, NN6 7DE

Guide Price: £685,000

Situated in the village of West Haddon, this executive five bedroom house on Osborne Road offers a perfect blend of modern living and elegant design. Built in 2017, the property is beautifully presented, showcasing contemporary finishes and spacious interiors. The property boasts an expansive kitchen/dining/family room, separate lounge, study and five well-proportioned bedrooms. Outside the property features a double garage and off-road parking for several cars.

Features

- Executive five bedroom home
- Quiet cul-de-sac location with countryside views
- Built in 2017 by Davidson Homes
- Large kitchen/dining/living room
- Lounge and separate study
- Five double bedrooms
- Utility room
- Master bedroom with an en-suite
- Double garage
- Off-road parking for several cars
- EPC Rating - B



Location

The popular village of West Haddon has a comprehensive range of local amenities which include a village store, church, playing field, three public houses and two restaurants. The village is well placed for the commuter with the M6 motorway beginning at junction 18 of the M1 and the A14 being approximately five miles from the village. Rugby Station offers frequent rail services to London and Birmingham with Rugby to London Euston taking just under 50 minutes. Additional train services are also available from Northampton and the nearby village of Long Buckby. Schooling is well served in the area with a primary school within the village itself and secondary education provided at Guilsborough Academy, both being highly regarded.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

An impressive light and spacious entrance hall, with a galleried landing, leads through to the ground floor accommodation, with stairs rising to the first floor and Amtico flooring which flows through into the impressive open plan kitchen/family room, fitted with a wide range of built-in shaker style units, incorporating numerous cupboards and drawers, with built-in appliances to include a five ring gas hob with an extractor above, electric oven, grill and microwave, dishwasher, fridge, freezer and a wine cooler. The sink is housed in the island unit where there is further storage cupboards and a breakfast bar area with seating space. The dining area within this wonderful social space provides ample space for a dining table and chairs. A standout feature of the room are the numerous French doors and multiple full height glazed panels which extend across the rear of the property, flooding this area with plenty of natural light and providing a seamless indoor-outdoor flow. A cosy seating area completes the kitchen /family room with ample space for sofas and a TV. The utility room can be found off the kitchen, with space for appliances, a large storage cupboard and a door accessing the driveway. The sitting room to the front of the property is fitted with a feature fireplace with a tiled hearth and an electric fire inset, which provides an attractive focal point to the room. The study can also be found to the front of the property, along with a downstairs cloakroom with wash hand basin and WC, which completes the ground floor accommodation.





First Floor

The first floor has a delightful galleried landing with doors leading to the bedrooms, family bathroom and a large airing cupboard. A Velux window allows an abundance of light to flow in. The master bedroom has a range of fitted wardrobes to a dressing area, with a door through to the en-suite shower room fitted with a fully tiled modern white suite comprising of a double shower cubicle with a glass screen, wash hand basin and WC. Four further double bedrooms and a family bathroom, comprising of a bath, separate shower cubicle, wash hand basin and WC, complete the first floor accommodation.

Outside

This delightful home is situated in a quiet cul-de-sac location tucked away on a private driveway with access to two other properties. The attractive frontage has a pathway leading to the front door with well-maintained lawned gardens either side and an array of mature shrubs and herbaceous plants. A tarmac drive offers parking for several vehicles in front of the double garage, with a side gate leading to the rear garden, which is mostly laid to lawn with two sun sensitive patio areas which are thoughtfully positioned, creating perfect spots for outdoor seating and al fresco dining. Additionally, snow goose trees have been planted to ensure privacy. Additional parking is available in a parking bay opposite the house.

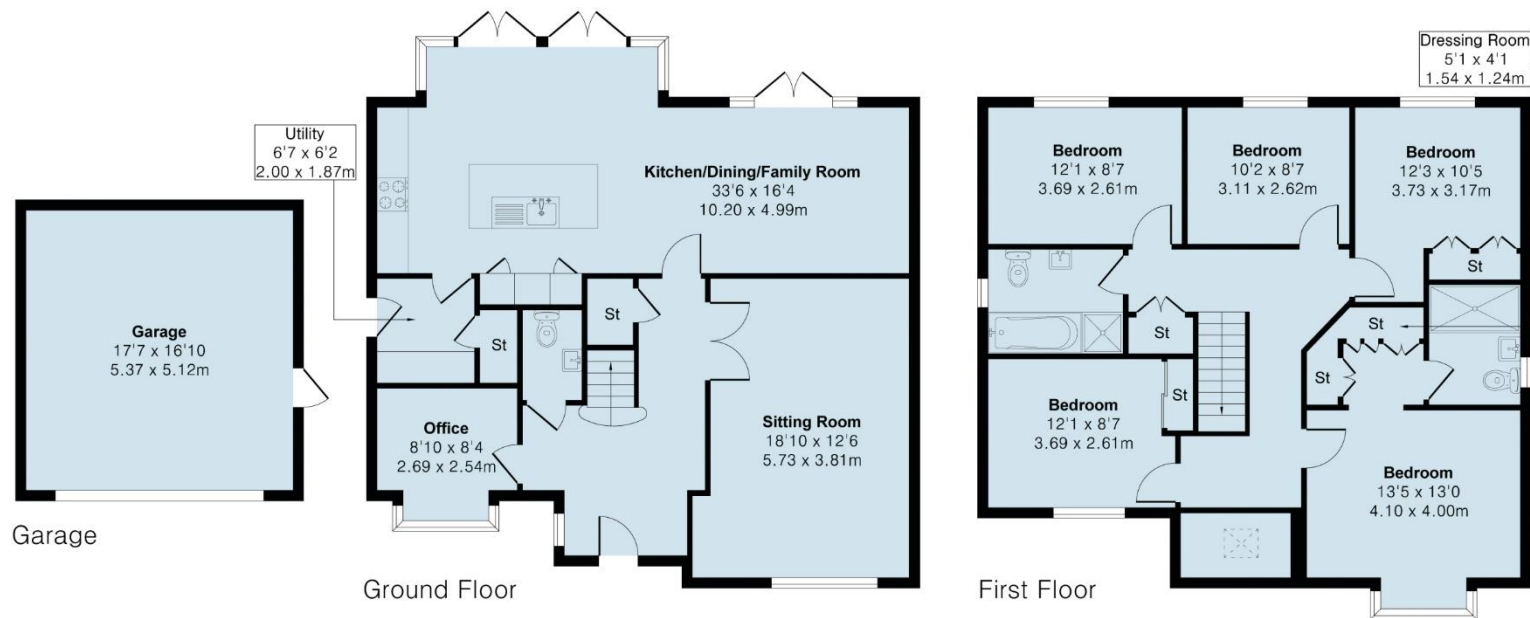


**Approximate Gross Internal Area 1926 sq ft - 179 sq m
(Excluding Garage)**

Ground Floor Area 979 sq ft – 91 sq m

First Floor Area 947 sq ft – 88 sq m

Garage Area 296 sq ft – 27 sq m



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

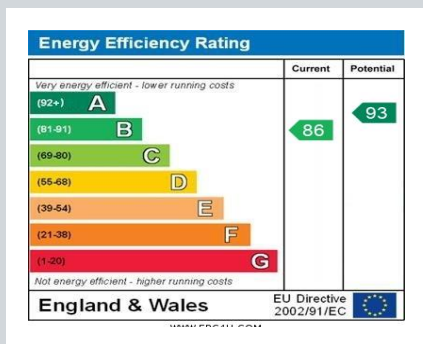
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council - Tel: 0300-126700.
Council Tax Band – G.



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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