

Whites

ESTATE AGENTS

339 Wellingborough Road
Northampton NN1 4ER

Tel: 01604 233 600
Fax: 01604 233 445
www.whitesestateagents.co.uk



Ellis Way, Northampton Northants NN3 3BF



£335,000

A rare opportunity to live in a modern home in the popular Abington Vale area of Northampton with an array of local amenities including Bridgewater primary school, Abington park and nearby shops. Built by Bellway Homes in 2015 is this luxury three bedroom detached house in a Close set back off the road with a garage and substantial driveway to one side. The accommodation on the ground floor comprises of an entrance hall, kitchen/breakfast room with high gloss cream units and integrated appliances, downstairs WC, south facing living room to the rear with two windows and French doors letting in ample light. The patio doors open onto the enclosed garden with side access and further access to the garage. To the first floor are three bedrooms including two doubles and a single. The main bedroom benefits from an en-suite shower room there is also a family bathroom with three piece suite including a bath. The central heating has two separate thermostats, one on the ground floor and the other on the first floor. This allows the heating to be controlled in two zones. Further benefits include double glazing and solar panels bringing together an ideal home.

Front Garden

Array of bushes and small trees bordering the pathway with two steps up to the front door. There is a driveway with space for at least two cars leading to the garage.

Enter via

Composite front door into:

Hallway

Single panel radiator, stairs leading to first floor, oak effect flooring and doors into kitchen, lounge and downstairs WC.



Kitchen/Breakfast Room

13'10" x 8'7" (4.22 x 2.62)

A stylish and ultra modern area. Single panel radiator, double glazed window to front, oak effect flooring, range of base and eye level high gloss cream units, wood effect work surfaces with up-stands, integrated oven, four ring gas hob with stainless extractor over, stainless sink with drainer and one wall unit that houses the ideal boiler. There are also built in appliances including fridge/freezer, dishwasher and washing machine.



Living room

18'5" x 13'0" (5.62 x 3.97)

An attractive room benefiting from a southerly aspect and views over the garden. Single panel radiator, two double glazed windows, oak effect flooring, under stairs storage cupboard, double glazed patio doors with windows to each side leading into the rear garden.



Downstairs WC

Single panel radiator, obscured double glazed window to front, oak effect flooring, pedestal wash hand basin and low level WC.

Landing

Single panel radiator, doors to three bedrooms, family bathroom and storage cupboard housing hot water tank.



Bedroom One

13'3" x 10'7" (4.05 x 3.24)

A generous bedroom with single panel radiator, double glazed window to front aspect and door to en-suite.





En-suite

Single panel radiator, tiled floors and walls to half height. There is a three piece suite including shower, pedestal wash hand basin and low level WC.



Bedroom Two

11'0" x 9'3" (3.36 x 2.82)

Single panel radiator and double glazed window to rear.



Bedroom Three

8'11" x 7'2" (2.73 x 2.2)

Single panel radiator and double glazed window to rear.



Family bathroom

Single panel radiator, double glazed obscured window to front, tiled flooring and tiled to water sensitive areas. There is a three piece suite with bath, pedestal wash hand basin and low level WC.



Rear garden

Patio area with steps down to gated side access to one side that leads to the road and a step up to the garage on the other side. There is also laid lawn with border walls surrounding.



Garage

20'0" x 11'4" (6.117 x 3.473)

Up and over garage door and light .

Charges

Total charges last year were £204.99 for open space management of the park and common areas.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	