



BEECHES

Dallington, Northampton

Carter Jonas

BEECHES, 11E THE AVENUE, DALLINGTON, NORTHAMPTON NN5 7AJ

Reception Hall • Sitting Room • Dining Room • Study
Conservatory • Kitchen • Utility • Cloakroom • Four
Bedrooms • Two Bathrooms • Double Garage • Parking
Gardens

THE PROPERTY

The property enjoys a spacious reception hall with an attractive feature exposed brick wall and has doors to all ground floor rooms.

A bright sitting room enjoys a large window to the front and French doors to the rear with views over the gardens. There is an attractive open fireplace with wooden surround and mantelpiece. The French doors open into a double glazed conservatory with tiled floor and heating.

Dining room with views over the rear garden. Study/Snug with window overlooking the side garden.

Kitchen breakfast room comprising a range of oak fronted cabinets with breakfast bar, integrated dishwasher, fridge and microwave. Rangemaster Toledo cooker range with five gas burners and electric hotplate.

Utility comprising matching cabinets with space and provision for laundry appliances. Cloakroom.

Master bedroom with two fitted double wardrobes and an en suite.

Three further double bedrooms all benefitting from fitted wardrobes.

Family bathroom comprising bath, sink and toilet with concealed cistern.

**A SPACIOUS FOUR BEDROOM DETACHED HOME, OCCUPYING A
GENEROUS MATURE PLOT EXTENDING TO AROUND 0.4 OF AN ACRE, IN
A DESIRABLE ROAD WITHIN WALKING DISTANCE OF NORTHAMPTON
TRAIN STATION.**



OUTSIDE

The property is situated on The Avenue one of Northampton's premier roads and stands in around 0.4 of an acre plot with a mature front garden. There is a double garage with an electric remote door and a personal door into the reception hall for convenience. To the front of the garage is a double width gravel driveway providing generous parking facilities.

The large rear garden has a good size entertaining patio, mature borders and trees. A formal lawn area with a second separated garden area with vegetable garden, orchard, fruit cages, greenhouse, garden sheds, lawn and a children's play area.

LOCATION

The Avenue is located in Dallington a conservation area of Northampton and opposite Dallington Park close to the town centre and the railway station. The area has a variety of amenities including a church, tennis club and gym. Sixfields Retail Park is close by which is home to a variety of restaurants and leisure facilities including a cinema.

Both primary and secondary schooling are close by with private schooling at Wellingborough School, Northampton High School for Girls and Pitsford School.

- Northampton Train Station & Town Centre 2 miles
(London Euston 46 minutes)

- M1 (Junction 15a) 3 miles

All times and distances are approximate.



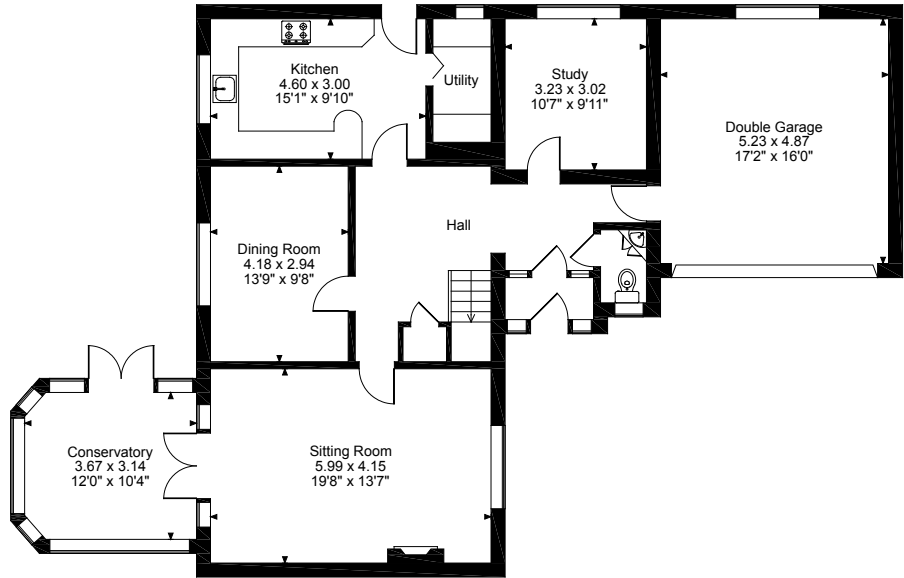
Beeches, 11 E The Avenue Dallington, Northampton, Northamptonshire

Approximate Gross Internal Area

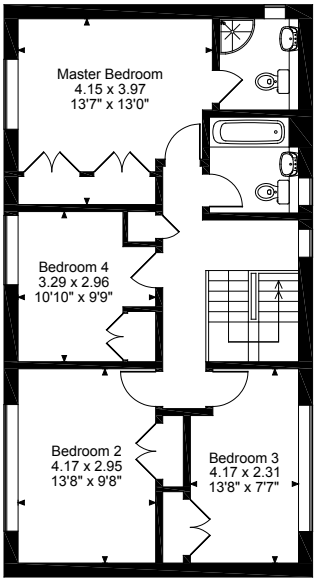
Main House = 173 Sq M/1857 Sq Ft

Garage = 25 Sq M/263 Sq Ft

Total = 198 Sq M/2120 Sq Ft

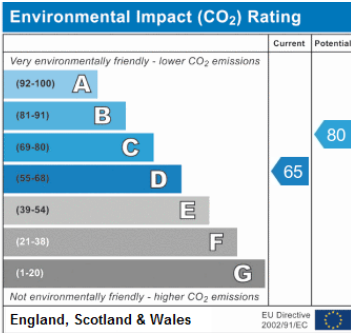
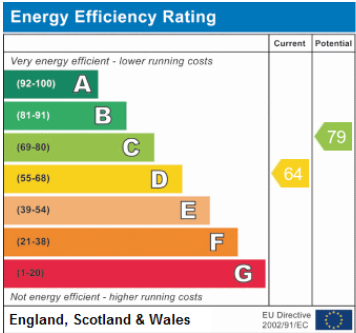


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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