





## 22 WILFORD AVENUE NORTHAMPTON NN3 9UQ

**TASTEFULLY PRESENTED DETACHED FIVE BEDROOM FAMILY HOME ON A  
LARGE PLOT WITH EXTENSIVE PARKING.**

Reception Hall · Sitting & Dining Room · Family Room  
Kitchen Breakfast Room · Spacious Utility Room  
Cloaks/WC · Five Bedrooms · Bathroom · Single Garage  
Extensive Off Road Parking · Large Enclosed Rear  
Garden  
EPC rating TBC

### DESCRIPTION

Reception hall with door leading to an open plan sitting and dining room with patio doors to the rear and windows to the front. The family room overlooks the front elevation.

Beautifully fitted kitchen with an extensive range of high gloss wall and base units and granite worksurfaces. Large island unit with informal breakfast seating, fitted cupboards and granite work surface. Integrated appliances include gas hob and extractor, double oven and dishwasher.

The spacious utility room has a good range of fitted cupboards, space and provision for laundry appliances and a door leading out to the rear. Wall mounted combi boiler supplying central heating and instant hot water. Cloaks/WC off.

First floor landing with shelved airing cupboard.

Five bedrooms and a family bathroom comprising panelled bath with Thermostatic shower over, low level WC and a vanity unit encasing a wash hand basin. Tiling to wall and floors.



### OUTSIDE

The property is approached via a shared tarmacadam driveway leading to an extensive blocked paved driveway with parking for several vehicles and an integral single garage.

To the rear is a large enclosed garden principally laid to lawn with a generous paved entertaining area and gated side pedestrian access.

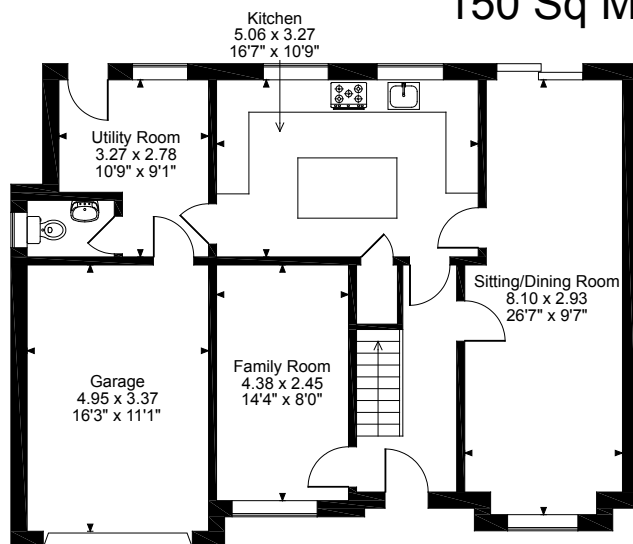
### LOCATION

Located in a residential area close to the popular Riverside Retail Park and Weston Favell Shopping Centre. State primary and secondary schooling is well served in the area and communication links are excellent with access to the A43 & A45 ring roads and mainline train services to London and the Midlands from Northampton Railway Station.

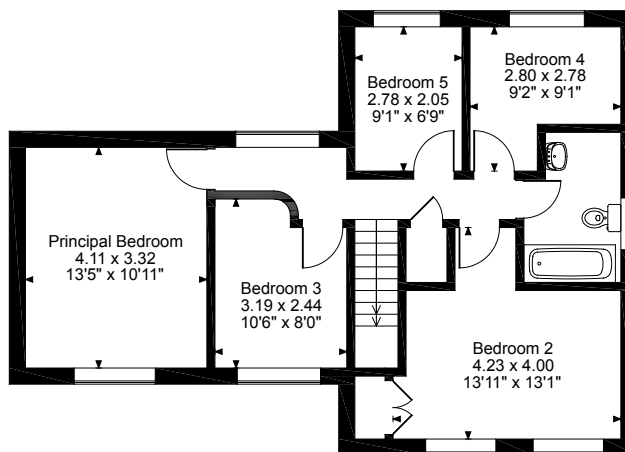




22 Wilford Avenue, Northampton, Northamptonshire  
Approximate Gross Internal Area  
150 Sq M/1614 Sq Ft



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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