

NEW INSTRUCTION



HARPOLE

Chester Avenue, Harpole, NN7 4DT



DAVID COSBY
ESTATE AGENTS



Harpole

Chester Avenue, Harpole, NN7 4DT

Total GIA Floor Area | Approx. 77 sqm (829 sqft)



3 Bedrooms



1 Reception



1 Bathroom

Features

- Semi-detached three-bedroom bungalow
- Popular village location in Harpole
- 1960s-built property of traditional construction
- Rear sitting room with garden outlook
- Kitchen/dining area with external side access
- Driveway with off-road parking
- Established and well-tended gardens
- Patio seating area and useful garden shed
- Good access to Northampton, the M1 and rail services

Description

A three-bedroom semi-detached bungalow, understood to date from the 1960s, situated within the well-regarded village of Harpole on the western side of Northampton. The property offers well-maintained accommodation arranged over a single storey and is of facing brick construction beneath pitched tiled roofs, with a rendered front gable providing a modest architectural focal point to the principal elevation.

The accommodation is arranged around a centrally positioned entrance hall and includes a well-proportioned sitting room overlooking the rear garden, a kitchen/dining area with side access to the outside, three bedrooms, and a shower room. The layout is practical and easy to navigate, with good natural light to the principal rooms and scope to suit a range of purchasers, including downsizers, couples and small families.

Externally, the property is set back from Chester Avenue behind a lawned front garden with established planting, together with a driveway providing off-road parking. Gated side access leads to the side and rear gardens, which are neatly maintained and include a patio area, lawn, established shrubs and a timber garden shed. The gardens provide a pleasant and manageable outdoor setting with space for seating and day-to-day enjoyment.

A WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED BUNGALOW, SET WITHIN THE POPULAR VILLAGE OF HARPOLE AND OFFERING PRACTICAL SINGLE-STOREY ACCOMMODATION, OFF-ROAD PARKING AND ESTABLISHED FRONT AND REAR GARDENS.



The Property

Entrance Hall

Accessed via a glazed entrance door with matching side panel, the centrally positioned entrance hall is well lit by natural daylight and provides an effective link to the principal rooms.

Finished with loop-pile carpeting, it includes timber flush veneered internal doors opening to the three bedrooms, sitting room, shower room and kitchen/dining area.

Sitting Room

Positioned to the rear of the property with a pleasant outlook over the garden, the sitting room is a well-proportioned reception space with good natural light provided by a four-pane double glazed window.

The room is finished in neutrally decorated walls and loop-pile carpeting, and centres on a fireplace with ceramic tiled hearth and surround, currently fitted with an electric flame-effect fire.

Kitchen / Dining Area

Located to the rear of the property, the kitchen/dining area is fitted with a range of base and wall units, with a stainless-steel sink set beneath a four-pane casement window overlooking the rear garden.

A part-glazed side door with matching casement window provides additional natural light together with useful access to the outside. There is space for a small table and chairs, well suited to informal dining or breakfasting, and provision for a freestanding cooker and fridge.

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The Property

Bedroom One

Situated to the front of the property, Bedroom One is a double bedroom with a four-pane double glazed casement window overlooking the front garden. The room is finished with cut-pile carpeting and lined walls in a neutral decorative scheme.

Bedroom Two

A further double bedroom, positioned to the side of the property and currently arranged as an occasional guest room and study. Natural light is provided by a top-hung casement window to the side elevation, and the room is finished with loop-pile carpeting.

Bedroom Three

A single bedroom positioned to the front of the property, with a top-hung casement window providing natural light and ventilation. The room is finished with painted walls and loop-pile carpeting.

Shower Room

Fitted with a three-piece suite comprising a double-width shower enclosure with rainfall shower head and separate hand-held attachment, pedestal wash hand basin with chrome taps, and a WC with low-level cistern. A frosted top-hung casement window to the side elevation provides natural light and ventilation.

Built-in cupboards with double doors offer useful storage and formerly housed the hot water cylinder, prior to the installation of the replacement combination boiler; the area now includes upper slatted shelving. Wall finishes comprise a mix of decorative lining paper and ceramic tiling, with timber-effect 'Aqua' panelling within the shower enclosure, and the floor is finished in sheet vinyl.





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Grounds

Front Aspect

Set back from Chester Avenue behind a low brick boundary wall with chamfered copings, the property benefits from a dropped kerb leading to a driveway providing off-road parking. The front garden is mainly laid to lawn and stocked with a variety of established shrubs and herbaceous planting, giving a well-kept approach. A pathway extends across the front elevation to the main entrance.

Side and Rear Gardens

Gated access leads to the side and rear gardens, where a path continues to a patio area providing space for outdoor dining and seating. The side garden is well tended and includes a further hardstanding area, currently occupied by a recently erected timber garden shed with pitched felt roof, providing useful external storage. The rear garden is mainly laid to lawn, with a central path and a variety of established shrubs and planting. Boundaries are enclosed by a mix of close-boarded and timber panel fencing, with trellising to one side.



Location

Harpole is an established village situated to the west of Northampton, combining a traditional village setting with convenient access to the town and surrounding road network. The village has a long history and retains a strong sense of community centred around the parish church, village hall and local public houses.

Day-to-day amenities are available within the village, while a wider range of shopping, leisure and employment opportunities can be found in nearby Northampton, approximately four miles to the east. The area is also well placed for access to the M1 motorway (Junction 16), providing convenient links to Milton Keynes, Coventry, Birmingham and London.

Rail services from Northampton station offer regular connections to London Euston and Birmingham New Street, making the area attractive for commuters. The surrounding countryside provides a network of footpaths and rural lanes, offering opportunities for walking and outdoor recreation while remaining close to the facilities of the town.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating

Council Tax Band: Band C **EPC Rating:** Rating D

Broadband: Ultrafast available with up to 1800Mbps Download

Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.

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Harpole Village



Location Plan (not to scale)



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Approximate GIA (Gross Internal Area) = 77 sqm (829 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 77 sqm (829 sqft)



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