



Calvert Close, Greens Norton

Offers in the region of **£435,000**



JACKIE OLIVER & CO

15 Calvert Close, Greens Norton,
NN12 8DE

A well presented detached home in this well serviced village.

Entrance Hall | Sitting Room | Family Room |
Kitchen/Dining Room | Study | Utility Room |
Cloakroom | Four Bedrooms | En-suite | Bathroom |
Rear Garden | Single Garage & Driveway

The Property

Entered via a uPVC door the entrance hall leads directly into the hallway from there the sitting room is at the front of the home and is open to the family room which benefits from French doors into the garden. The kitchen/dining room connects to the utility room and study beyond both of which are part of a garage conversion. Upstairs there are four bedrooms, master with en-suite and a family bathroom. Externally there is a spacious rear garden, newly built attached garage and a block paved drive providing off road parking.



- Mains water & drainage
- Mains gas central heating
- uPVC double glazing
- Freehold
- Council tax band E
- EPC rating band D





What you need to know about the ground floor...

- The study and utility room where originally a garage, the conversion of which was completed in 2020.
- The hallway has a useful understairs cupboard.
- The sitting room has a decorative fireplace with a slabbed hearth and a wooden mantel.
- The family room has a serving hatch into the kitchen and French doors into the garden.
- The kitchen/dining room is an 'L' shaped room fitted with a range of base and wall mounted storage units. There is a sink, integrated dishwasher, plumbing for a washing machine and space for a fridge/freezer as well as a double electric oven with a four-ring gas hob.
- The utility room is fitted with base units, it also houses the wall mounted gas fired boiler.
- The cloakroom is a two piece suite comprising a wash basin and a W.C.



How far to...?

-  The Butchers Arms Pub, Greens Norton
c0.4 miles
-  Tesco Superstore, Towcester
c1.8 miles
-  Towcester Centre For Leisure
c2.6 miles
-  Northampton Train Station
c11.0 miles



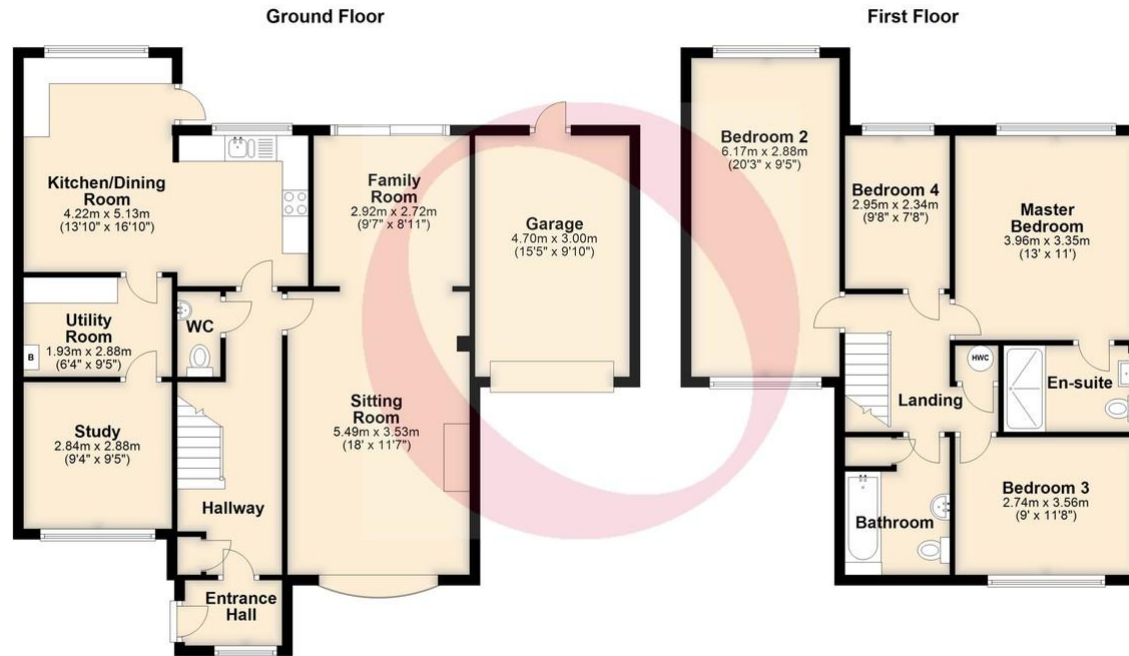
What you need to know about the first floor...

- The landing has an airing cupboard that houses the hot water cylinder. There is also access to the properties part boarded loft space.
- The master bedroom overlooks the garden and has an en-suite shower room comprising of a wash basin, shower enclosure with glass screen and a W.C.
- Bedrooms 2 & 3 are both doubles in size with bedroom also being dual aspect.
- The family bathroom is a three piece suite comprising a bath with handheld shower attachment over, a wash basin and a W.C.

What you need to know about the externals...

- The property benefits from a large 'L' shaped garden.
- The garden is fully enclosed by timber fencing, Primarily laid to lawn there is a patio seating area adjacent to the property leading into a gravel path which in turn warps around the side of home providing side access.
- The attached single garage was constructed in 2020 and has a metal up and over door as well as a personal door at the rear.
- To the front of the study there is a block paved driveway for off road parking.
- There is a useful gravel area to the front of the garage, this could be used for additional off road parking given relevant planning permissions.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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