



BUSHLAND ROAD

Weston Favell, Northampton, NN3 2NP



DAVID COSBY
ESTATE AGENTS



Bushland Road

Weston Favell, Northampton, NN3 2NP

Total GIA Floor Area Exc. Garage | Approx. 71 sqm (764 sqft)



2 Bedrooms



2 Receptions



1 Bathroom

Features

- 1930s semi-detached bungalow
- Two double bedrooms
- Off-road parking
- Well-tended front and rear gardens
- Good condition throughout
- Open plan kitchen/dining room
- Bay-fronted Sitting Room with feature fireplace

Description

A well maintained 1930's semi-detached bungalow of brick and pebble-dashed render construction beneath tiled hip roofs. The property is located in the desirable Weston Favell area of Northampton and occupies a good-sized plot with well-tended front and rear gardens. The property also benefits from off-road parking. Accommodation briefly includes entrance porch, two double bedrooms, a bay-fronted sitting room, dining room, kitchen / breakfast room, and bathroom with three-piece suite.



The property is ideally located in the desirable Weston Favell area of Northampton, and is within walking distance of the highly regarded Weston Favell C of E Primary School, which boasts an Ofsted Outstanding rating.

The Property

Entrance Porch

The property is accessed via a part-glazed door with matching side casement windows. The door opens to a useful entrance porch with grab mat and white painted pebble-dash rendered walls. A further part glazed door with three-bar locking mechanism opens to the entrance hall.

Entrance Hall

The entrance hall is a bright space with neutrally decorated walls and cut pile carpet. Slatted white doors open to the bedrooms sitting room bathroom, and open kitchen / breakfast / dining area.

Sitting Room

A good-sized reception room with large segmental bay window to the front aspect, and further casement window to the side elevation. The sitting room receives a good amount of natural sunlight and is neutrally decorated with cut pile carpets and there is a feature polished granite fire surround which houses a newly fitted Bells flame-effect LED electric fire.

Open-Plan Kitchen, Breakfast and Dining Room

Making the best use of the rear extension, this delightful open plan space has splendid natural lighting from rear elevation windows and additional glazed patio doors which open onto the garden. Floors are finished with grey Ash effect laminate boards, and the dining room area has space for a good-sized table and chairs with heating by a contemporary vertical column radiator. The kitchen / breakfast area is fitted with a range of well-maintained base and wall units with stainless steel sink and drainer, built in four burner gas hob, and single door electric oven. A projecting breakfast bar has been formed with seating space for two persons. A part-glazed door opens onto an attractive patio space for alfresco dining.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



The Property

Bedroom One

A double bedroom also located to the front aspect with a large window overlooking the garden. Floors are covered with matching cut-pile carpet and there is plenty of space for freestanding furniture and additional storage. The original fireplace has been blocked and ventilated but could potentially be reinstated.

Bedroom Two

A second double bedroom located to the rear left-hand side of the property with a three-unit window overlooking the sunny south facing rear garden. Floors have cut-pile carpet and walls are neutrally decorated. Again, the original fireplace has been blocked and ventilated but could potentially be reinstated.

Bathroom

The bathroom is located to the side elevation of the property and has a top-hung casement window providing natural lighting and ventilation. Sanitary appliances include a contemporary wash hand basin with chrome mixer tap set within a vanity unit, close-coupled WC, and bath with shower over. Walls are partly finished with full height ceramic tiling, and heating is provided by a chrome ladder towel rail. There is a timber ceiling hatch providing access to the roof void and floors are laid with marble effect ceramic tiles.



Grounds

Front Aspect

The property is set back from Bushland Road with dropped kerb providing off road parking to a block paved driveway with pathways extending to the front elevation. Boundaries comprise low-level shiplap timber fencing, and the remainder of the garden area is laid to gravel with a central feature hard standing area with lavender.

Rear Garden

Double-swing gates open to the side and rear gardens, potentially providing additional off-road parking for two vehicles. The remainder of the rear garden is laid to lawn and this delightful south facing space catches good amounts of sunlight throughout the day. There is attractive timber summer house with double-swing doors and matching sidelights together with two lockable timber sheds providing good storage space with access via ledged and braced doors. Perimeter boundaries comprise stained timber shiplap fencing.



Location

The property is ideally located in the desirable Weston Favell area of Northampton, and is within walking distance of the highly regarded Weston Favell C of E Primary School, which boasts an Ofsted Outstanding rating.

This family-friendly area is complemented by the extensive amenities offered at the nearby Weston Favell Shopping Centre, featuring a variety of retail options, banks, and eateries. Additionally, Northampton Town Centre is a mere 10-minute drive away, providing access to more comprehensive facilities including additional high-street shops, and the soon-to-be-completed Market Square. The town also hosts two theatres, the Royal & Derngate, and a modern cinema/leisure complex, enriching the cultural fabric of the area.

Abington Park, a significant historical site once a medieval village, is within easy reach of the property. Today, it offers 170 acres of lush greenery, complete with lakes, aviaries, and a museum, making it a perfect spot for relaxation and leisure activities.

Also nearby is the vibrant Wellingborough Road, a hub of activity with its eclectic mix of shops, bars, and eateries, enhancing the local lifestyle options and providing convenient access to Northampton's town centre.

Commuters will find Northampton ideally situated for travel, with the town's station offering mainline rail services to London Euston and Birmingham New Street. The area also provides straightforward access to several major roads, including the M1, A45, A43, A508, and A428, facilitating convenient regional and national commuting options.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, & Electricity

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

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

Abington Park



Indicative Site Plan (not to scale)



Bushland Road, Northampton, NN3 2NP

Approximate GIA (Gross Internal Floor Area) = 71 sqm (764 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.





WESTON FAVELL

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS | MARLA
Director | Building Surveyor





Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



 01604 979628  enquiries@davidcosby.co.uk

www.davidcosby.co.uk