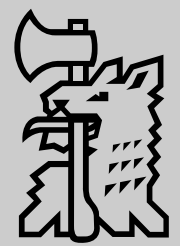


4 Pyket Way, Weston Favell Village, Northampton NN3 3JU



Jackson-Stops
& Staff



People **Property** Places

An immaculate home in a highly sought after location

The Property

4 Pyket Way is a magnificent family home, completed in 2005 for the current owners, offering impressive and stylish living accommodation. The effective combination of open plan and traditional design together with the high ceilings and large Georgian style windows creates a spacious, light and airy feeling throughout. The property benefits from underfloor heating to the ground floor, double glazing and also a Bose integrated sound/speaker system.

On the ground floor is a grand open plan reception hall with marble flooring and sweeping staircase rising to a large galleried landing area. The open plan design leads to an impressive principal reception room with oak flooring and central fireplace with granite back, hearth and stone mantel and surround. The adjacent dining area has marble flooring and a full height ceiling to the galleried landing above creating an impressive design feature. A door leads to a contemporary designed kitchen/breakfast area comprising a generous range of fitted units, built-in Miele coffee machine, De Dietrich microwave oven, conventional double oven and five-plate induction hob with canopy. There is also a Siemens fridge/freezer and Neff dishwasher, granite worktop surfaces and breakfast bar area. A staircase descends from the main hall to a studio, which could also serve as a fifth bedroom and benefits from its own external private access.

There is also a gym/family room and cloakroom with numerous sets of double doors affording access to the terrace and landscaped family gardens.

To the first floor is a spacious galleried landing with open study area and doors leading to the bedroom accommodation. There are four double bedrooms, all with en suite facilities. The master suite affords lovely views over the pool area and landscaped gardens and includes a dressing area, en suite bathroom with porcelain tiled floor, shower, eggshell bath, wash hand basin and WC. Inspection is highly advised in order to fully appreciate the design, standard and situation of accommodation on offer.

Features

- Reception hall
- Dining area
- Gym/playroom and cloakroom
- Sitting room with open plan design to the reception hall and dining room areas
- Stylish fully fitted kitchen/breakfast room
- Utility room
- Studio/bedroom 5
- Four further double bedrooms
- Dressing area and en suite bathroom to the master bedroom
- Three further en suite bath/shower rooms
- Landscaped gardens and outdoor swimming pool
- Double garage and off-road parking

About 0.12 of a hectare (0.32 of an acre)



Outside

To the front of the property is a large 'in 'n' out' block paved driveway providing off-road parking for a number of vehicles. To the rear of the property is a superb landscaped area comprising terrace with steps down to an impressive outside pool/entertainment area. There is a sizeable lawned family garden offering a good degree of privacy with conifer and fenced retained borders.

Location

Weston Favell Village is widely regarded as one of the most desirable locations in Northampton. Within the heart of the old village is a parish church, village hall, barbers, two public houses and a county tennis club. Nearby is Weston Favell shopping centre with a more comprehensive range of facilities available in Northampton town centre itself. State primary and secondary schooling is well served in the area with private educational establishments including Wellingborough School, Northampton High School for Girls and Pitsford School. Communication links are excellent by both road and rail with train services available from the newly developed Northampton station into London Euston with journey times of around one hour also from Wellingborough station with journey times into London St. Pancras in around fifty minutes

- Northampton Town Centre 2 miles
- M1 (Junction 15) 5 miles
- Train services to London around 1 hour

(Distances/time approximate)



Directions (NN3 3JU)

From Northampton take the A45 signposted to Wellingborough. At the Riverside junction follow the signs for Kettering A43 and after a short distance turn left into Bewick Road. Continue along this road passing Thorburn Road on the right and then turn right into Church Way. Continue along Church Way turning right just before St. Peter's church and continue to bear right into the High Street. As the road turns to the left turn immediately right into Pyket Way. The property can be seen on the right hand side.



Property Information

Services: All mains services are connected to the property

Local Authority: Northampton Borough Council

Tel: 03003 307 000

Council Tax Band: 'G'

Tenure: Freehold

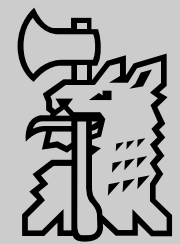
Viewing: Only by appointment with Jackson-Stops & Staff – Tel: 01604 632 991

September 2015



Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

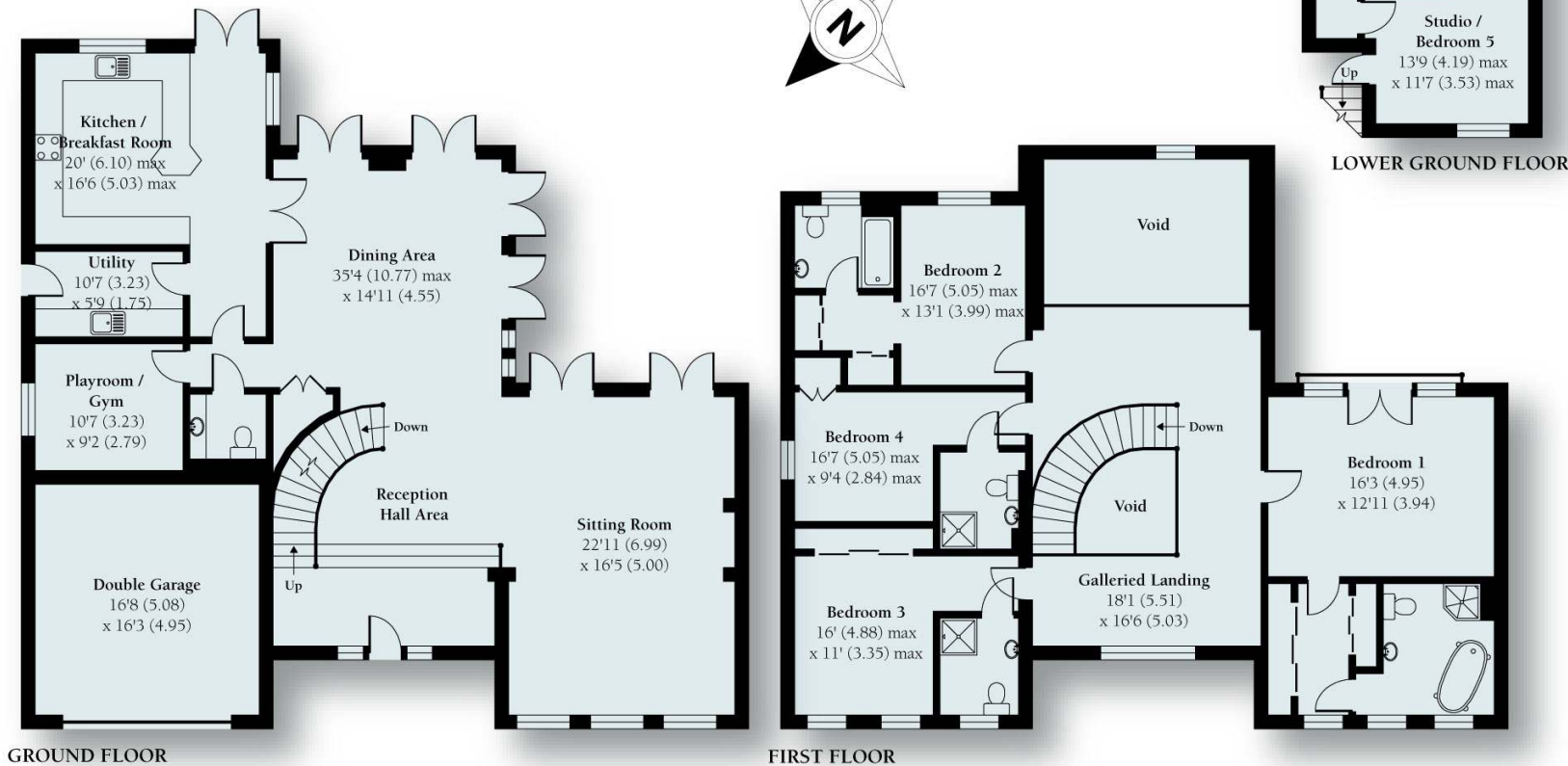




**Jackson-Stops
& Staff**

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APPROX. GROSS INTERNAL FLOOR AREA 3088 SQ FT 286.8 SQ METRES (EXCLUDES GARAGE)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	