

RYELAND ROAD, NORTHAMPTON, NN5

Price **£350,000** | Immaculately Presented Five Bedroom House - Ryeland Road - NN5



Incredible five bedroom semi-detached house situated on a generous plot within the sought after location of Duston.

Having been extended and much improved by the current owners, the property briefly comprises of; porch, entrance hallway, large living room with Bandstand bay window and French doors leading to the garden, dining room, kitchen with integrated appliances, breakfast bar and underfloor heating, utility room, study and cloakroom. To the first floor there are four double bedrooms, three with built in wardrobes, a fifth bedroom and family shower room.

To the front there is a driveway with off-road parking for three vehicles and access to the integral garage which has mains power and heating. The large south facing rear garden has a patio area leading to laid lawn which has a summer house and access from the side to the front of the property.

Further benefits include an integrated Vacuum system throughout, newly fitted boiler and UPVC double glazing.

Viewing is highly recommended to fully appreciate this property.

EPC Rating C

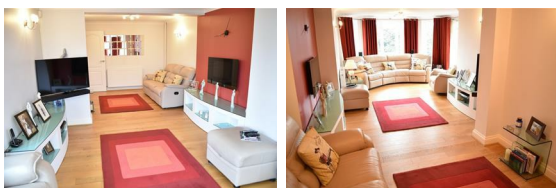
- Five Well Apportioned Bedrooms
- Semi-Detached
- Sought After Location
- Extended & Much Improved
- Finished To A Very High Standard
- Newly Fitted Boiler
- Integrated Vacuum System
- South Facing Rear Garden
- Driveway

Hall 15'7" x 6'4"



Entrance hallway with stairs to first floor, storage cupboard and doors leading off to the kitchen, dining room, living room and cloakroom.

Living Room 28'6" x 12'6"



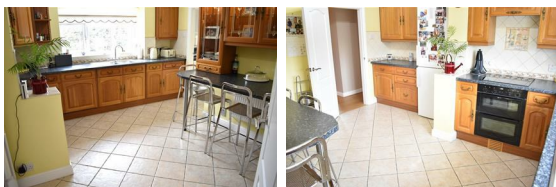
Incredible 28ft long living room with Bandstand bay window and French doors which open out to the rear garden.

Dining Room 14'0" x 11'7"



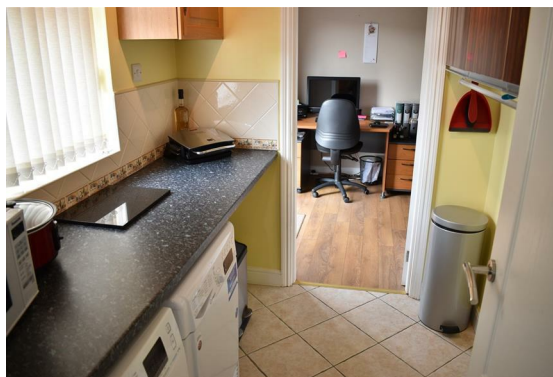
Separate dining room with chimney breast and window to front aspect.

Kitchen 13'9" x 11'11"



Spacious fitted kitchen with a range of base and eye level units incorporating integrated appliances, sink with drainer, oven and hob, a breakfast bar and underfloor heating.

Utility 5'11" x 7'2"



Leading off from the kitchen with space for appliances, fitted work surface and window to rear aspect. Door leading to study.

Study 11'3" x 8'2"



Currently used as a study/family room with the potential to be used as a playroom or snug with French doors leading to the rear garden.

Cloakroom



White fitted suite comprising of; corner basin and low level flush WC. Window to front aspect.

Bedroom 1 12'11" x 11'7"



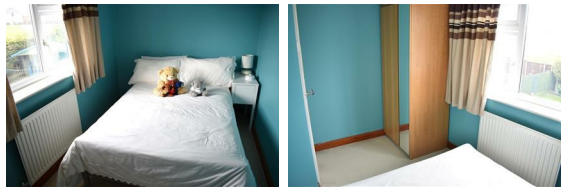
Master bedroom with two built in double wardrobes with lighting and drawers built in. Window to front aspect.

Bedroom 2 11'0" x 10'2"



Second double bedroom with large built in wardrobe with lighting and shelving built in. Window to rear aspect.

Bedroom 3 6'10" x 12'3"



Third double bedroom with window to rear aspect.

Bedroom 4 6'9" x 12'3"



Fourth double bedroom with large built in wardrobe with lighting and shelving built in. Window to front aspect.

Bedroom 5 10'0" x 7'10"



Fifth bedroom with window to front aspect.

Shower Room 5'5" x 7'10"



Spacious family shower room with double shower cubicle, basin and pedestal and low level flush WC. Window to rear aspect.

Rear Garden



Incredible south facing rear garden which has a large raised patio area leading down to laid lawn with a summer house. Side gate allowing access to the front of the property.

Garage 15'5" x 10'5"

Integral garage with 'up and over' door to the front. The garage has full mains power and a radiator making it ideal as a workshop.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

74 83

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

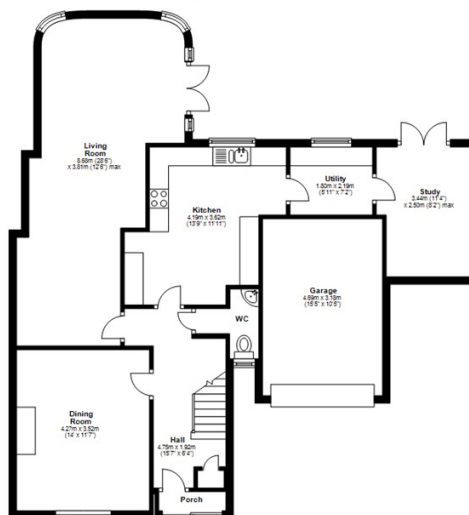
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England & Wales

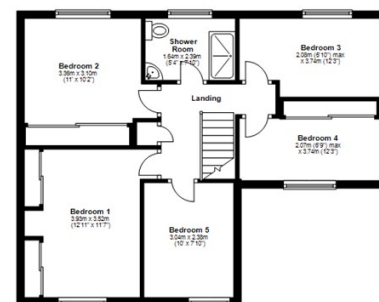
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Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using Planitap.

