



**23 Weston Way, Weston Favell, Northampton  
NN3 3BL**

**OIRO £359,950**

Telephone Mick Linnell on 07818 094830

Email [mick.linnell@btinternet.com](mailto:mick.linnell@btinternet.com)

[www.bluedr.com](http://www.bluedr.com)

"Blue Door Property Development" is a trading name of MJL Limited  
Registered in England and Wales, office: 23 Princess Close, Northampton NN3 3NR Registered No. 03924562 VAT No. 747950982

## 23 Weston Way, Weston Favell, Northampton NN3 3BL

---

### **PROPERTY DESCRIPTION**

For Sale with no upward chain. A mature detached 4 Bedroom Property in a sought after location, in the village of Weston Favell, which has been completely refurbished to a high standard by Blue Door Property Development.

Weston Way is situated approximately 2 miles from the town centre and is close to Abington Park. There is Primary School education nearby with Secondary Education at Weston Favell Upper School, Northampton School for Girls and Northampton School for Boys.

The accommodation briefly comprises:-

Vaulted entrance hall, sitting room, fully fitted kitchen and diner, bathroom and 2 double bedrooms to ground floor, with 1 double bedroom, 1 large single bedroom and shower room to first floor.

There are gardens to the front side and rear.

### **ACCOMMODATION:**

#### **Ground Floor -**

**ENTRANCE HALL:** Entrance door to front aspect. Vaulted ceiling. Oak Wood flooring. Fitted carpet to Stairs and Landing. UPVC windows. Radiator. Doors leading to Sitting room, Dining Room, Bedroom one, Bedroom two and Bathroom. Telephone point. Airing cupboard, Under stair storage cupboard Staircase leading to first floor landing and bedrooms.

**SITTING ROOM:** (5.3 m x 3.9m) UPVC Double glazed bay window to front elevation. Fitted carpet. Feature windows to either side of original fireplace. Television point. Radiator.

**DINING ROOM:** (3.2m x 3.2m) UPVC Double-glazed French Doors to rear garden and patio area. Oak Wood flooring. Radiator. Feature fire, opening to:-



**KITCHEN:** (3m x 3m) Fully fitted kitchen including under unit lighting and wall units. Integral Fridge Freezer. Integral Dishwasher. 1 ½ bowl ceramic sink. Integral double oven Cooker and Hob. Extractor fan housing. Under unit and

## 23 Weston Way, Weston Favell, Northampton NN3 3BL

---

plinth lighting. UPVC Double-glazed window to side aspect. Oak Wood flooring

**UTILITY:** (3m x 1.5m) UPVC Double-glazed window to side aspect. Fitted cupboards. Plumbing for Washing Machine and Drier. Stainless Steel sink. Electricity meter cupboard. Combi Boiler.

**BEDROOM ONE:** (4.3m x 3.9m) UPVC double-glazed window to front aspect. Radiator. Fitted carpet.

**BEDROOM TWO:** (4m x 2.7m). UPVC double glazed French Doors to rear aspect. Radiator. Fitted carpet.

**BATHROOM:** (2.5m x 1.5m) Fitted with a three piece suite comprising low-level WC, wash hand basin and panelled bath. Fully tiled walls. Heated towel rail. Double-glazed window to side aspect. Under floor heating. Extractor Fan.

### First Floor –

**BEDROOM THREE:** (4.4m x 3.7m narrows to 3.2m) UPVC double glazed window to side aspect. Radiator. Fitted carpet.

**BEDROOM FOUR:** (4.4m x 2.6m narrows to 2.1m) UPVC double glazed window to side aspect. Radiator. Fitted carpet.

**SHOWER ROOM:** (1.5m x 1.6m) Fitted with a three piece suite comprising low-level WC, wash hand basin and shower cubicle housing electric shower. Heated towel rail. Partly tiled walls. Extractor fan.

### OUTSIDE

**FRONT AND SIDE:** Path to front door. Garden with mature shrubs.

**REAR:** Patio Area, Garden lawn. And mature shrubs

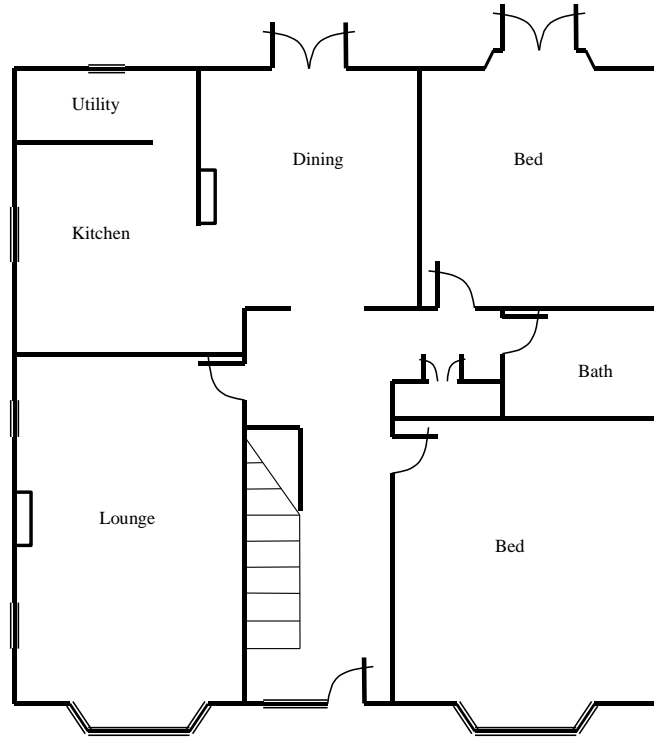


**GARAGE & PARKING:** Parking and the single garage is situated to the rear of the property.

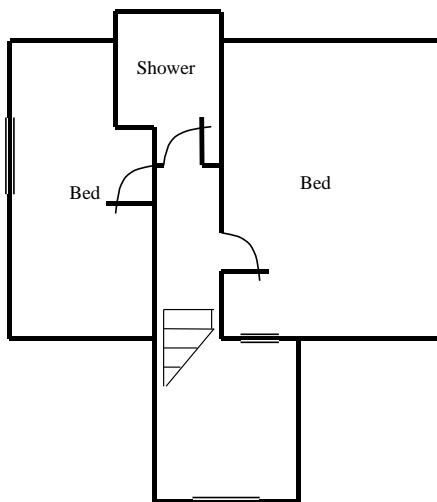
# 23 Weston Way, Weston Favell, Northampton NN3 3BL

---

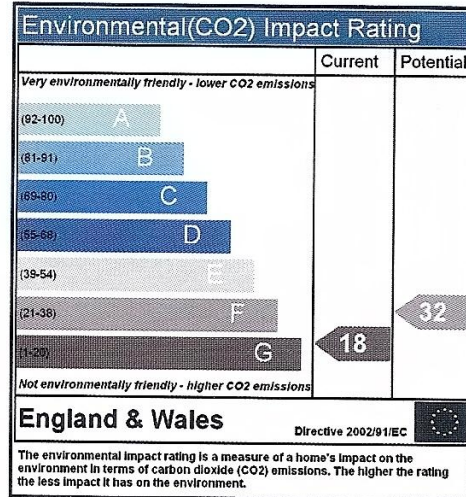
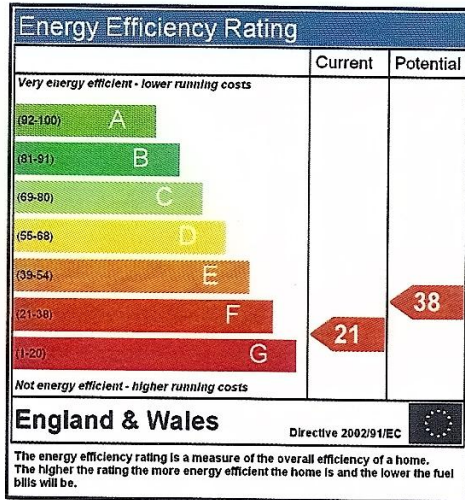
Ground Floor



1<sup>st</sup> Floor



ENERGY PERFORMANCE GRAPHS



Blue Door Property Development give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract. These particulars are given without responsibility and any intending purchasers should not rely on them as statements or representations of the facts, but should satisfy themselves by inspecting or otherwise as to the correctness of the same.