

**43 Friars Crescent  
Delapre  
NORTHAMPTON  
NN4 8PZ**

**£340,000**



- **FOUR GENEROUS BEDROOMS**
- **OPEN KITCHEN/DINER**
- **REFITTED FAMILY BATHROOM**
- **OFF ROAD PARKING**

- **EXTENDED AND MODERNISED**
- **OFFICE/GYM/FAMILY ROOM**
- **UTILITY AND CLOAK/SHOWER ROOM**
- **ENERGY PERFORMANCE RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Extended and modernised throughout, a four bedroom, bay fronted, semi-detached home with a kitchen diner, utility and cloakroom, situated in the Delapre area of Northampton.

Having been lovingly updated by the current owners to a very high standard throughout, the accommodation now comprises: an entrance porch, hallway, sitting room with bay window and feature fireplace, an open plan kitchen/diner, a utility room, a downstairs cloak & shower room and a large office/gym/family room on the ground floor. To the first floor, there is a large light and airy, dual aspect main bedroom with three further generously sized bedrooms and a refitted family bathroom. Benefits include: uPVC double glazing, gas fired radiator heating and externally there are gardens to the front, side and rear as well as a drive with off road parking leading to a small garage/storage space. The property is ideally suited to families and commuters, with easy access to local shops, schools, the railway station and major road routes leading to the M1 motorway and internal viewing is essential to fully appreciate the scope and standard of the accommodation on offer. A virtual tour and floor plan are available online.

## **Ground Floor**

### **Entrance Porch**

Entered via uPVC double glazed doors, tiled hearth, part glazed panel door to the hall.

### **Hallway**

Stairs to the first floor landing, radiator, coving to ceiling, two under stair storage cupboards, laminate flooring, panel door to the dining room.

### **Dining Room (open to Kitchen)**

11'11 x 10'11 (3.63m x 3.33m)

French doors to the rear garden, folding panel doors to the sitting room, open to the kitchen, radiator, coving to ceiling, laminate flooring.

### **Sitting Room**

12'7 x 13'8 into bay (3.84m x 4.17m into bay)

Large bay window to the front elevation, feature fireplace with an ornate inset gas fire, television point, coving to ceiling.

### **Kitchen Area**

8'9 x 8'0 (2.67m x 2.44m)

Refitted in a stylish and modern range of wall and base level units with complementary work surfaces, inset one and a half bowl sink drainer unit with a mixer tap over, integrated stainless steel double electric oven and gas hob with an extractor over, built-in dishwasher, space for an upright fridge freezer, tiling to splash back areas, doorway to a rear lobby leading to the utility and a door to the rear garden.

### **Utility Room**

Fitted with matching wall and base level units and a roll edge work surface, inset sink drainer, plumbing for an automatic washing machine, radiator, laminate flooring, walk-in storage cupboard, doors to the office/gym and the downstairs cloak/shower room.

### **Cloak/Shower Room**

Fitted with a modern suite comprising a shower cubicle, low level W.C. and a wash hand basin with a cupboard under, heated towel rail, double glazed window to the rear elevation, laminate flooring.

**Office/Gym/Family Room**

11'9 x 11'2 (3.58m x 3.40m)

Double glazed window to the side elevation, skylight, laminate flooring, inset spotlighting, radiator, door to the front of the garage.

**First Floor****Landing**

Doors to the first floor rooms, loft access hatch.

**Bedroom One**

15'5 x 11'11 (4.70m x 3.63m)

Double glazed windows to the front and rear elevations, radiator, television point.

**Bedroom Two**

14'1 into bay x 11'7 (4.29m into bay x 3.53m)

Double glazed bay window to the front elevation, radiator, built-in wardrobe, coving.

**Bedroom Three**

12'6 x 11'11 (3.81m x 3.63m)

Double glazed window to the rear elevation, radiator, built-in wardrobe.

**Bedroom Four**

9'1 x 7'5 (2.77m x 2.26m)

Double glazed window to the front elevation, radiator, built-in storage.

**Family Bathroom**

Refitted with a modern suite comprising a 'P'-shaped panel bath with a shower over, pedestal sink and a low level W.C., double glazed windows to the side and rear elevations, built-in airing cupboard, heated towel rail, tiling to splash back areas.

**Outside****Front Garden**

Laid mainly to lawn with a path to the front door, gated drive leading to the front of the garage, enclosed by hedging.

**Side Garden**

A small area to the side of the garage laid to gravel and enclosed by hedging.

**Rear Garden**

Laid mainly to lawn with a paved patio, timber fence enclosed, outside tap and lighting.

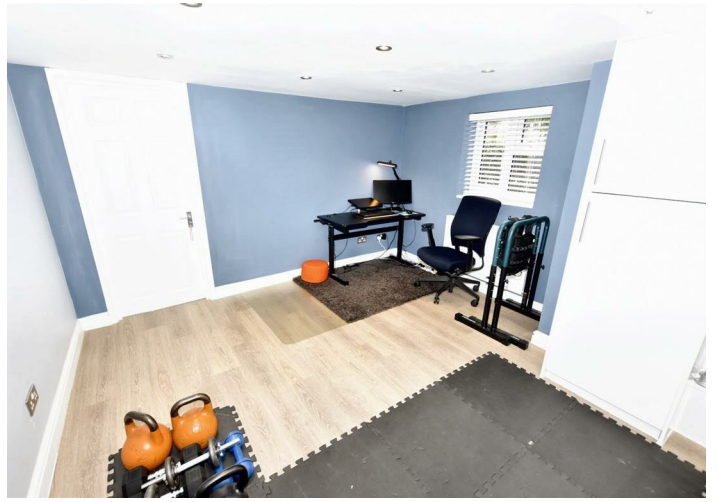
**Agents Notes:**

Local Authority: Northampton

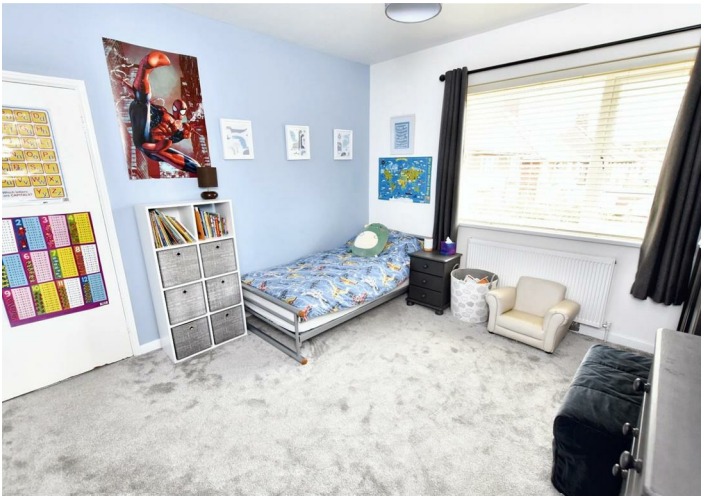
Council Tax Band: B

Energy Performance Rating: TBC



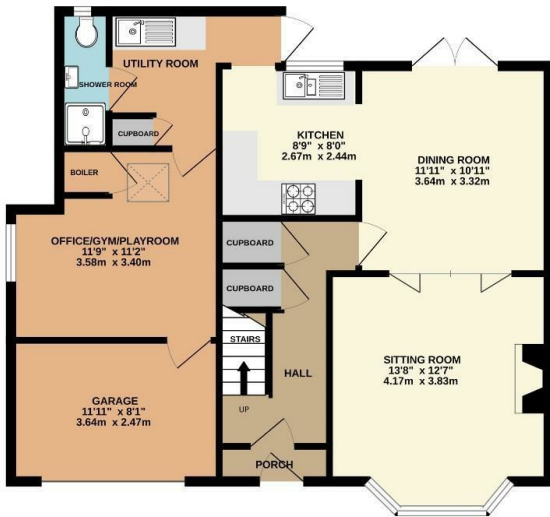




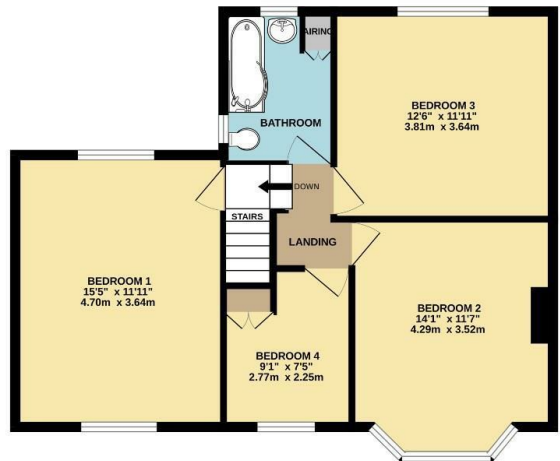




GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



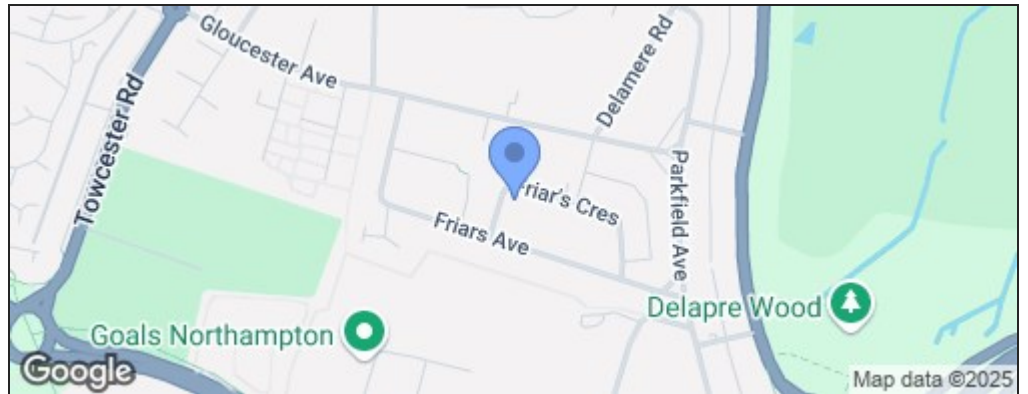
1ST FLOOR  
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
England & Wales	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.