

3 Dorman Close

**NORTHAMPTON
NN3 6QG**

Offers Over £270,000



- **GRADE II LISTED SPLIT LEVEL BARN CONVERSION**
- **EN SUITE TO GROUND FLOOR MASTER BEDROOM**
- **CHARACTER FEATURES**
- **NO CHAIN**
- **SPACIOUS ACCOMMODATION**

- **THREE BEDROOMS**
- **HIGH CEILINGS**
- **COMMUNAL COURTYARD GARDENS**
- **MODERN KITCHEN**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Dorman Close, Northampton - a charming location that could be the perfect setting for your new home. This delightful Grade II Listed split level stable conversion, offering a unique blend of history and modern living.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and three bathrooms, there is ample space for the whole family to enjoy.

The property's older age adds character and charm, making it a truly special place to call home. The absence of a chain means a smoother transition for you to make this property your own.

Outside, the beautiful grounds and communal courtyard gardens provide a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying a morning coffee in the serene surroundings or hosting a summer barbecue with friends and family.

Don't miss out on this opportunity to own a piece of history in a picturesque setting. Contact us today to arrange a viewing and take the first step towards making this stable house your new home.

Ground Floor

Entrance Hall

11'2" x 11'4" (3.42 x 3.47)

Radiator, storage cupboard, stairs rising to first floor galleried landing, doors to:

Lounge

20'0" x 13'5" (6.10 x 4.09)

Windows to front and rear, TV point, radiator, large arched window to front, high ceilings.

Kitchen

12'11" x 8'10" (3.96 x 2.71)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in fridge/freezer, dishwasher and washing machine, wall mounted gas fired boiler, window to rear, vinyl flooring.

Bedroom One

13'0" x 14'2" (3.97 x 4.32)

Built in wardrobe, radiator, window to side, door to:

En Suite Shower Room

Suite comprising large walk in shower cubicle with shower unit above, hand wash basin, low level W/C, radiator heated towel rail.

Bathroom

Comprising bath unit, hand wash basin, low level W/C, radiator.

First Floor

Landing

Galleried landing, window to front, radiator, doors to:

Bedroom Two

14'11" x 12'8" (4.55 x 3.88)

Two fitted wardrobes, radiator, exposed original beams, windows to front and rear, velux windows to front.

Bedroom Three

11'11" x 14'2" (3.64 x 4.33)

Exposed beams, radiator, velux windows to rear.

Shower Room

Suite comprising shower cubicle, hand wash basin, low level W/C, velux window to rear.

Externally**Communal Courtyard Gardens**

Large communal courtyard garden with central raised flower bed feature, communal lawn areas, 2 allocated parking spaces.

Residents also have access to the large lawn and gardens behind the main house

Agents Notes

Local Authority: West Northamptonshire

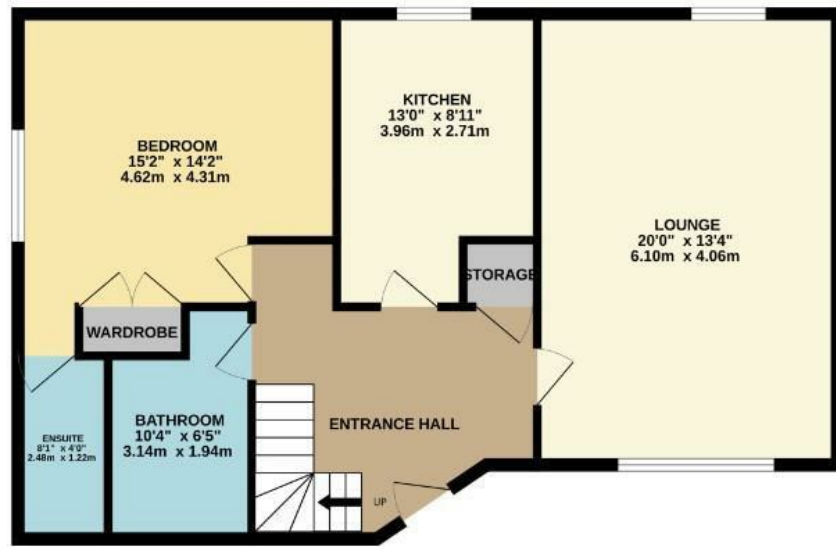
Council Tax Band: E



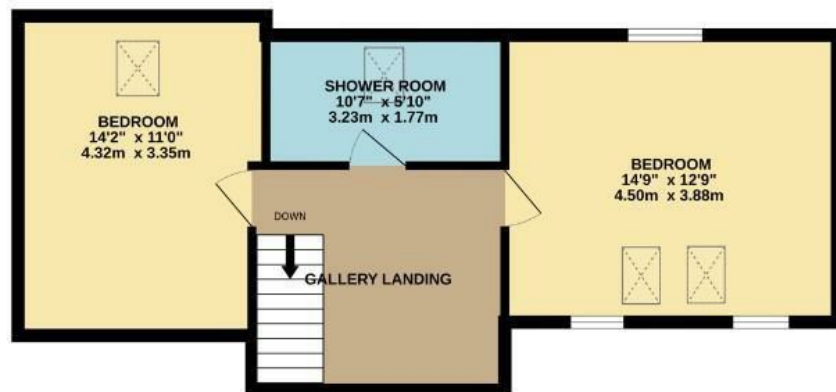




GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

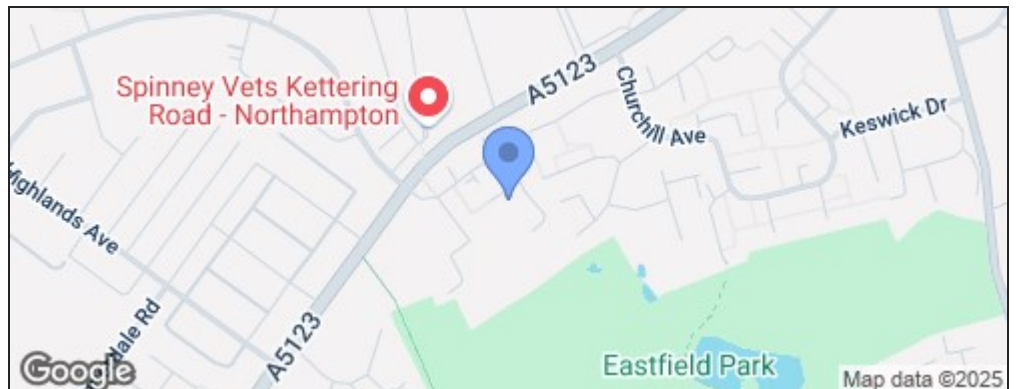


1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.7 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.