

**8 Derbyshire Drive
Kingsthorpe
NORTHAMPTON
NN2 7GA**

Offers In Excess Of



- **SEMI-DETACHED**
- **MASTER WITH EN SUITE**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **FOUR BEDROOMS**
- **THREE STOREY**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the desirable area of Kingsthorpe, Northampton, this modern semi-detached house on Derbyshire Drive offers a perfect blend of comfort and contemporary living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and convenience.

The house boasts a well-designed layout spread over three storeys, providing ample room for relaxation and entertainment. The ground floor features a welcoming reception room, perfect for hosting guests or enjoying quiet evenings with family. The modern kitchen is equipped to meet all your culinary needs, making meal preparation a delight.

With two bathrooms, including the en-suite, morning routines will be a breeze, ensuring that everyone has their own space. The property also benefits from parking for two vehicles, a valuable asset in this sought-after location.

Kingsthorpe is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it an ideal place for families and professionals alike. This property presents a wonderful opportunity to enjoy modern living in a vibrant neighbourhood. Don't miss your chance to make this lovely house your new home.

Ground Floor

Entrance Hall

Vinyl flooring, stairs leading to first floor landing, radiator, storage cupboard.

Cloakroom

Suite comprising low level W/C, hand wash basin, tiled splashbacks, radiator, UPVC double glazed window to front.

Lounge

16'5" x 10'2" (5.02 x 3.11)

TV point, radiator, UPVC double glazed window to rear, UPVC double glazed French doors to rear.

Kitchen/Dining Room

15'2" x 9'6" (4.63 x 2.90)

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 gas hob with extractor fan above, built in electric oven, built in dishwasher, washing machine and fridge/freezer, UPVC double glazed window to front.

First Floor

Landing

Stairs leading to second floor, doors to:

Bedroom Two

12'0" x 9'6" (3.68 x 2.92)

Radiator, UPVC double glazed window to front.

Bedroom Three

13'4" x 9'8" (4.08 x 2.96)

Radiator, UPVC double glazed window to rear.

Bedroom Four

10'2" x 6'7" (3.10 x 2.03)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, vinyl flooring, UPVC double glazed window to front.

Second Floor**Landing**

Doors to:

Bedroom One

21'3" x 12'11" (6.48 x 3.95)

Radiator, UPVC double glazed window to front, double glazed Velux window to rear, door to:

En Suite

Suite comprising shower cubicle with shower unit above, hand wash basin, low level W/C, double glazed Velux window to rear, radiator.

Externally**Front Garden**

Mainly block paved for off road parking for two cars.

Rear Garden

Patio area leading to lawn area,gated side access.

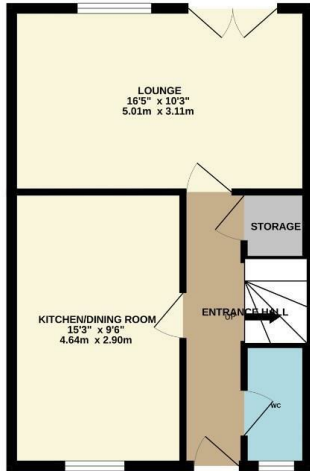
Agents Notes

Council Tax Band: C

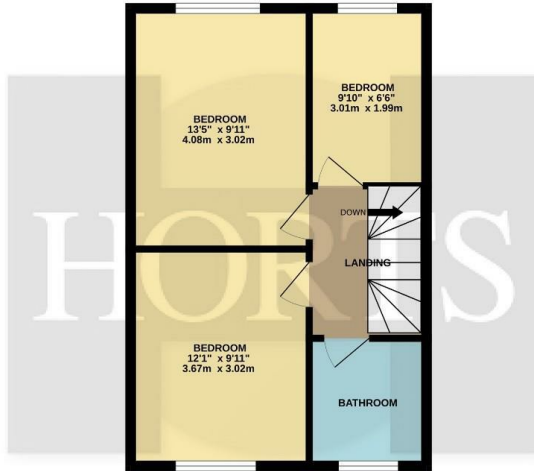




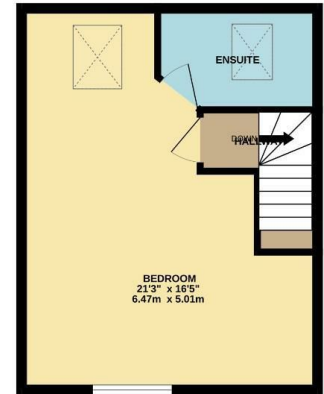
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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		95
(81-91) B	86	
(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.