

**232 West Street
St Michael's Park
NORTHAMPTON
NN5 4GU**

£350,000



- **RECENTLY CONSTRUCTED TOWNHOUSE**
- **OPEN PLAN KITCHEN / DINING / FAMILY ROOM**
- **EXCELLENT CONDITION**
- **DRIVEWAY AND GARAGE**
- **THREE BEDROOMS**
- **EN-SUITE TO MASTER**
- **YEARS REMAINING ON NHBC WARRANTY**
- **ENERGY EFFICIENCY RATING : B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A recently constructed town house presented in excellent order, built by Morris Homes on the new St Michael's Park estate to the West of Northampton, with several years remaining on the NHBC warranty, offering three bedrooms over three stories and spacious accommodation. With the accommodation comprising in brief; entrance hall, downstairs wc, and an open plan kitchen/diner/family room to the ground floor, to the first floor is the lounge and bedroom three, and to the second floor are two further bedrooms, with en-suite to bedroom one, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, a driveway offering off road parking, and a garage.

Ground Floor

Entrance Hall

Enter via main front door, stairs rising to first floor, radiator.

Downstairs WC

Low level wc, sink unit, radiator.

Kitchen / Diner / Family Room

22'5" x 16'0" reducing to 12'9" (6.85 x 4.89 reducing to 3.89)

UPVC window to front aspect, bi-fold doors to rear, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated appliances to include gas hob, electric oven, fridge, freezer, and dishwasher, two radiators.

First Floor

Landing

UPVC window to rear aspect, radiator.

Lounge

16'0" x 13'2" (4.89 x 4.02)

UPVC window and French doors to front, radiator.

Bedroom Three

9'0" x 9'0" (2.76 x 2.75)

UPVC window to rear aspect, radiator.

Second Floor

Landing

UPVC window to rear aspect, loft access, storage cupboard, radiator.

Bedroom One

13'0" x 9'0" (3.98 x 2.75)

UPVC window to front aspect, radiator.

En-Suite

6'7" x 4'2" (2.03 x 1.29)

Obscure UPVC window to front aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, chrome heated towel rail.

Bedroom Two

9'2" x 9'0" (2.80 x 2.75)

UPVC window to rear aspect, radiator.

Bathroom

Bath unit, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Externally**Front Garden**

Lawn area with paving, enclosed by low hedges and metal fencing, driveway to side offering off road parking.

Rear Garden

Patio and lawn areas with various flower and shrub borders, gated side access, enclosed by wooden fencing.

Garage

Up and over door, power and light connected.

Agents Notes

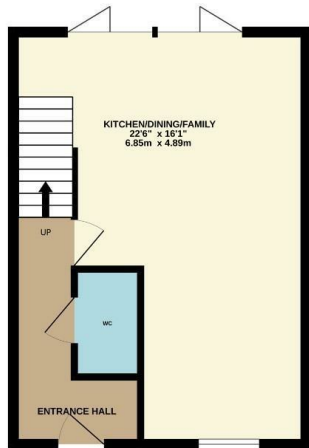
Local Authority: West Northamptonshire

Council Tax Band: D

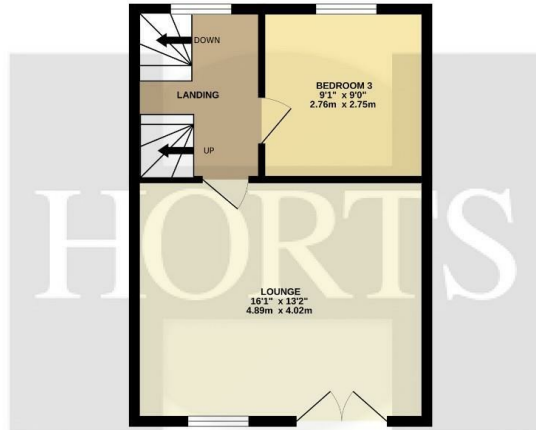




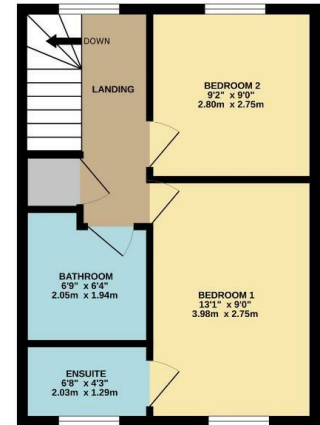
GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

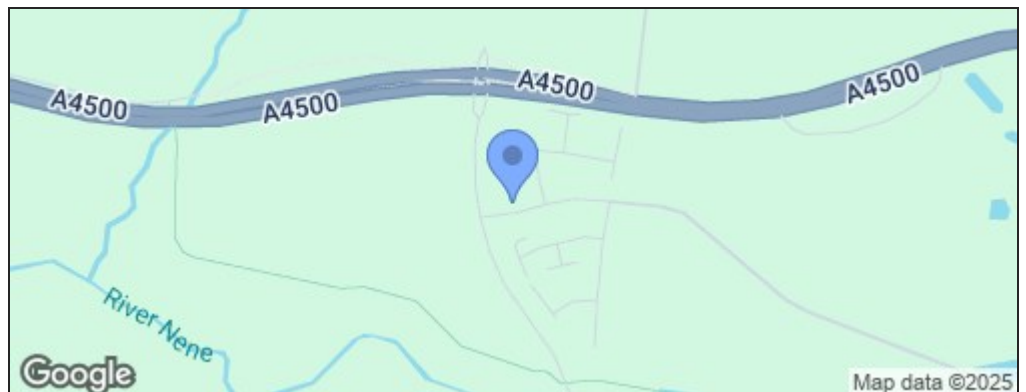


TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

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	85	
(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.