



Good Choice Property Sales are proud to offer for sale this semi detached property situated in the popular area of The Arbours near to schools, Northampton College, parks and major road links.

Accommodation includes entrance hall, lounge dining room, conservatory, kitchen, bedroom four and en-suite wet room. To the first floor are three bedrooms and a family bathroom. Outside are front and rear gardens with off road parking for two cars. (C/95m2/M)

**Key Features:**

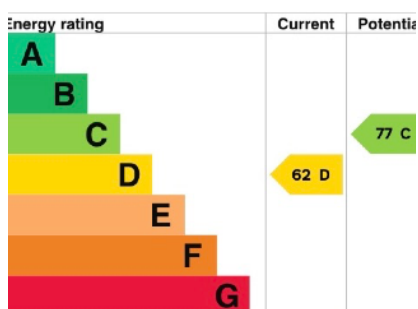
- SEMI DETACHED
- FOUR BEDROOMS
- CONSERVATORY
- EN-SUITE WET ROOM TO GROUND FLOOR BEDROOM
- FRONT & REAR GARDENS
- OFF ROAD PARKING FOR TWO CARS
- POPULAR LOCATION
- NEAR TO SCHOOLS, N'PTON COLLEGE, PARKS & ROAD LINKS
- COUNCIL TAX BAND C



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For more property information please see the 'Property Description' page on the Rightmove advert.



### Entrance Hall

Entered via a double glazed front door, storage, double glazed window to the side, wood laminate flooring and glass panelled door to the lounge dining room.

### Lounge Dining Room 5.87m x 3.98m (19'3 x 13'1)

Wood laminate flooring, double glazed window to the front, double glazed sliding doors to the conservatory, two radiators, stairs to the first floor, doors to the bedroom four and door to the kitchen.

### Kitchen

2.9m x 2.48m (9'6 x 8'2)

Tiled flooring, base and wall units, worktops, stainless steel sink and drainer, electric oven, gas hob, splash back, extractor, space for a washing machine and fridge freezer and double glazed window to the rear.

### Bedroom Four

2.89m x 2.48m (9'6 x 8'2)

Carpet, double glazed window to the front, radiator cupboard and door to the en-suite.

### En-Suite Wet Room

2.47m x 1.81m (8'1 x 5'11)

Shower, pedestal wash basin, WC, cupboard, radiator, extractor and tiling to water sensitive areas.

### Conservatory

3.43m x 2m (11'3 x 6'7)

Brick base, double glazed windows to two sides and door to the rear garden.

### First Floor Landing

Carpet, loft access (light, part boarded) and doors to:

### Bathroom

2.5m x 2.3m (8'2 x 7'7)

Vinyl flooring, bath with shower over, dual flush WC, mounted wash basin with storage under, tiling to water sensitive areas, double glazed window to the rear, extractor and radiator.

### Bedroom 1

3.91m x 3.76m (12'10 x 12'4)

Carpet, double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2

3.07m x 2.57m max (10'1 x 8'5)

Carpet, double glazed window to the front and radiator.

### Bedroom 3

3m x 2.2m (9'10 x 7'3)

Carpet, double glazed window to the rear, radiator and boiler cupboard.

### Rear Garden

Fence enclosed, mainly laid to lawn with large patio seating area, shrubs, borders, tap, shed and light.

### Front Garden

Lawn with block paved driveway for two cars and gated access to the rear garden.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.