



**Gloucester Avenue**  
Delapre, Northampton

**oriordanbond**  
SALES & LETTINGS





# Gloucester Avenue

Delapre  
NN4 8QE

Offers Over  
£385,000

This fabulous extended five bedroom semi-detached home is offered for sale in the very popular Delapre, part of NN4. The property provides access to many local surrounding schools as well as the A45.

The accommodation comprises entrance hall with stairs to first floor, a beautiful light and airy sitting room with bay window, feature fireplace and sliding glass doors to a separate dining room, conservatory, large modern extended fitted kitchen/breakfast/family room, downstairs shower room and salon/utility room. On the first floor are five bedrooms and a family bathroom. Outside is a private rear garden with patio to the immediate rear and further lawn area with shed to the far end. To the front is a block paved driveway providing off road parking for three cars. Further benefits include gas radiator heating and uPVC double glazing. (A/1385/M)

- Extended five bedroom semi-detached family home
- Beautiful extended open plan kitchen/breakfast/family room
- Separate shower room and family bathroom
- Gas radiator heating
- Private enclosed rear garden
- Off road parking for three cars

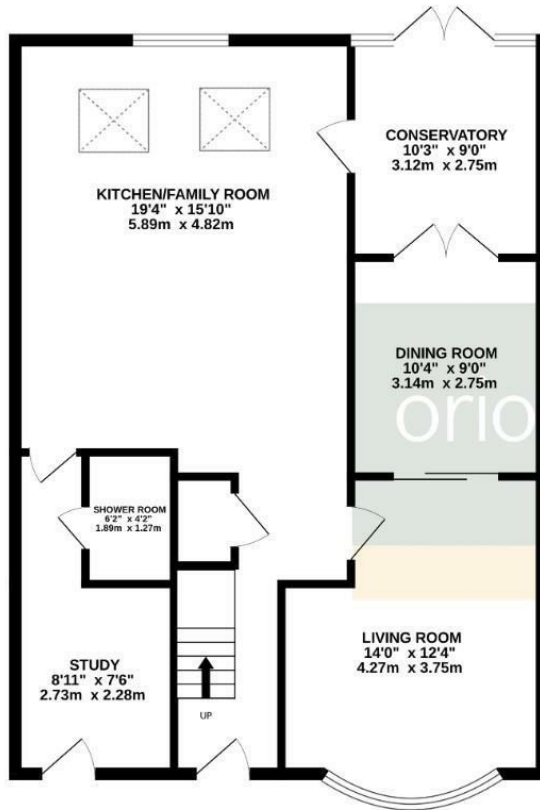




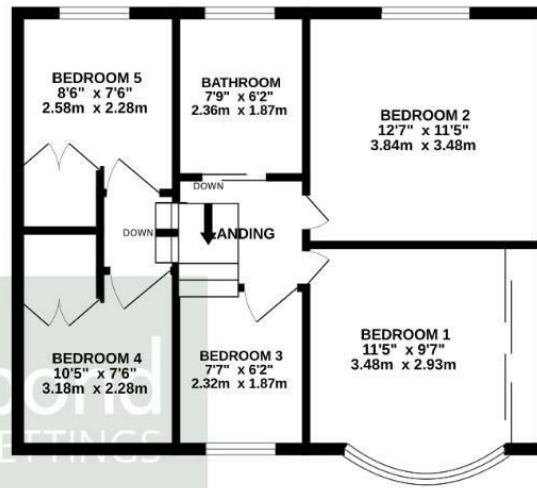




GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.

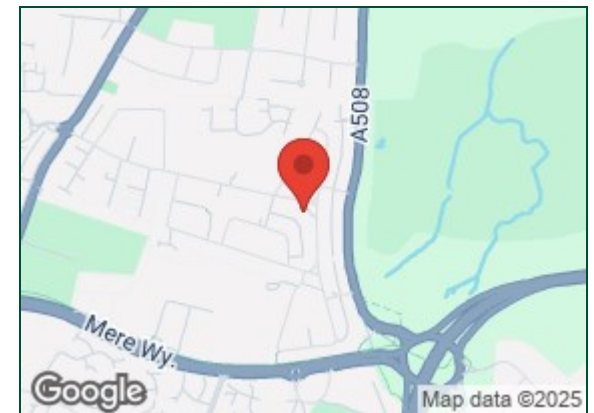


1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.6 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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