



## Directions

## Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

## EPC Rating

E

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	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor 0 Building 1

SAINTS ESTATE AGENTS	
Approximate total area <sup>1</sup>	
506.12 ft <sup>2</sup>	47.02 m <sup>2</sup>
Reduced headroom	
1.18 ft <sup>2</sup>	0.11 m <sup>2</sup>
(1) Excluding balconies and terraces	
Reduced headroom	
Below 5 ft/1.5 m	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.	
Calculations are based on RICS IPMS 3C standard.	
GIRAFFE360	



5 Whitehills Way, Northampton, NN2 8EW

£280,000

- 3 Bedroom House
- Large Living Area
- Summer House in Garden
- Modernised Kitchen
- Large Privatised Garden
- Off Road Parking



# 5 Whitehills Way, Northampton NN2 8EW

This beautifully presented three-bedroom home offers the perfect blend of modern comfort and generous living space. The property boasts a sleek, contemporary kitchen equipped with high-end appliances, stylish cabinetry, and ample counter space, making it an ideal setting for cooking and entertaining.

The large living area is bright and inviting, featuring an open layout that allows for a flexible and comfortable lifestyle. Two of the three bedrooms are spacious doubles, providing plenty of room for relaxation, while the third bedroom is perfect as a cozy single room, home office, or nursery.

Outside, the property truly shines with a large, privatized garden, offering a tranquil retreat. A charming summer house adds versatility—ideal for use as a home office, gym, or relaxation space. The property also benefits from off-road parking, ensuring convenience and security.

With its combination of modern features, generous outdoor space, and excellent location, this home is perfect for families, professionals, or anyone looking for a stylish and practical living environment.

 3

 1

 1

 E

Council Tax Band: C

