



**Connells**

Briar Hill Walk  
NORTHAMPTON





## Property Description

Connells Estate Agents are delighted to offer this well presented three bedroom home which is located in close proximity to all local amenities and schools.

In brief, the property comprises of an hallway, lounge, generous size kitchen diner, utility, three bedrooms and a bathroom. There is off street parking for 2 cars and a private garden.

## Entrance Porch

Enter via double glazed door to the front aspect. Tiled flooring.

## Entrance Hall

Double glazed window to the side aspect. Wall mounted radiator. Under stairs storage cupboard. Wood flooring.

## Lounge

11' 5" x 10' 8" ( 3.48m x 3.25m )

Double glazed window to the front aspect. Open fireplace. wall mounted radiator. Television point.

## Kitchen

21' 10" x 12' 11" ( 6.65m x 3.94m )

Fitted kitchen comprising and range of wall and base units. Sink unit with tiling to splashback. Space for a cooker with hood over. Space for a tall fridge - freezer. Double glazed window to the Rear aspect. Door to the garden.

## Utility Room

5' 3" x 5' 4" ( 1.60m x 1.63m )

Plumbing for washing machine. Door to the side aspect.

### Bedroom One

11' 6" x 9' 11" ( 3.51m x 3.02m )

Double glazed window to the front aspect. wall mounted radiator.

### Bedroom Two

11' 4" x 8' 10" ( 3.45m x 2.69m )

Double glazed window to the rear aspect. Wall mounted radiator.

### Bedroom Three

6' 11" x 8' 4" ( 2.11m x 2.54m )

Double glazed window to the front aspect. Wall mounted radiator. Cupboard housing central heating boiler.

### Bathroom

Suit comprising bath with shower over, wash hand basin and low level WC. Extractor fan. Wall mounted radiator. Double glazed window to the rear aspect.



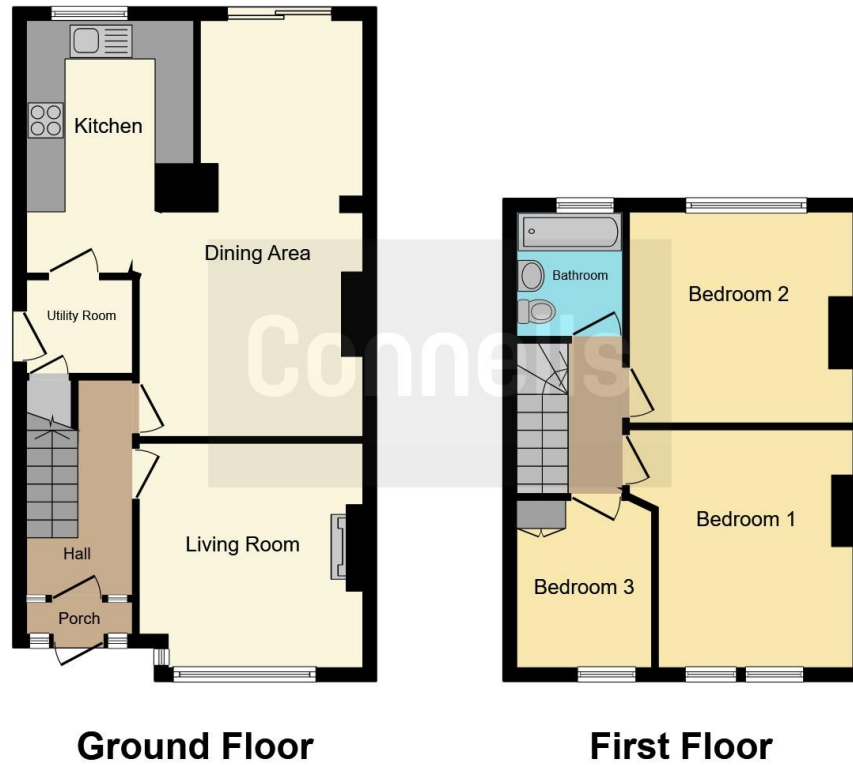












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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