



Connells

Five Acres Fold
Northampton



Property Description

Connells Estate Agents are delighted to present this spacious five bedroom detached home situated in a quiet cul de sac within close proximity to local amenities and transport links including Northampton Town Centre and the M1.

Accommodation comprises; entrance hall, a spacious lounge, large kitchen diner and cloakroom.

On the first floor; four bedrooms, including three spacious double bedrooms, and a family bathroom.

Outside; there is off street parking for several cars to the front of the property. To the rear there is a low maintenance rear garden. The garage has been converted to a room which could be used as a study or bedroom with en-suite.

Entrance Hall

Enter via double glazed door to the front aspect. Alarm box.

Lounge

10' 7" x 26' 6" (3.23m x 8.08m)

Double glazed window and french doors to the rear aspect. Television point. BT port.

Bedroom Five / Study

11' 3" x 11' 2" (3.43m x 3.40m)

Double glazed window and door to the front aspect.

En suite

Wash hand basin and low level WC. Storage cupboard. Combi boiler.

Kitchen / Diner

14' 8" max x 26' 6" max (4.47m max x 8.08m max)

Double glazed window to the front aspect. Wall and base units. Breakfast Island with units. Gas hob and hood over. Integrated double oven, coffee machine and dishwasher. Space for American style fridge-freezer.

Landing

Double glazed window to the front aspect. Storage cupboard. Built in wardrobe. Access to loft space.

Bedroom One

14' 3" max x 11' max (4.34m max x 3.35m max)

Double glazed window to the rear aspect. Television point. Built in wardrobes.

En Suite

Shower cubicle, wash hand basin and low level WC.

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)

Double glazed window to the rear aspect. Built in wardrobes.

Bedroom Three

10' 7" max x 10' 1" max (3.23m max x 3.07m max)

Double glazed window to the front aspect. Built in wardrobes.

Bedroom Four

8' 5" x 7' 8" (2.57m x 2.34m)

Double glazed window to the front aspect. Built in wardrobes.

Bathroom

Bath, wash hand basin, low level WC and shower cubicle. Double glazed window to the rear aspect.

Outside

Front Garden

Black paved driveway.

Rear Garden

Block paved, shed. Brick wall surround with side access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/NHT412620



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT412620 - 0004