



Connells

Cottagewell Court  
Northampton



## Property Description

This exceptional 4-bedroom detached house is located in the sought-after area of Standards Barn, Northampton (NN3). Boasting a generous size and modern amenities, this property is perfect for families and professionals alike.

### \*\*Ground Floor:\*\*

Entrance hall, WC, spacious lounge, formal dining room, fully equipped kitchen, and a bright conservatory.

### \* \*\*First Floor:\*\*

Four well-proportioned bedrooms, and a family bathroom.

### \*\*Exterior:\*\*

Enclosed garden to the rear, offering privacy and outdoor space. Off-road parking to the front, leading to a detached garage, providing ample storage for vehicles.

## Entrance Hall

Enter via double glazed door to the front aspect. Wall mounted radiator.

## Cloakroom

Double glazed window to the front aspect. Wash hand basin and low level WC.

## Lounge

10' 8" x 20' 7" ( 3.25m x 6.27m )

Double glazed window to the front aspect. Wall mounted radiator. BT and TV points.

## Dining Room

13' x 10' 5" ( 3.96m x 3.17m )

Double glazed french doors to the conservatory. Wall mounted radiator. Stairs rising up to the first floor with storage under.

## Kitchen

13' 1" x 9' 7" ( 3.99m x 2.92m )

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Space for white goods. Wall mounted radiator. Double glazed window to the rear and side aspects,

## Conservatory

11' 2" x 9' 8" ( 3.40m x 2.95m )

Brick built. Double glazed windows and French doors to the rear garden. Wall mounted radiator.

## Landing

Access to loft space. Storage cupboard. Wall mounted radiator.

## Bedroom One

10' 6" x 8' 3" ( 3.20m x 2.51m )

Double glazed window to the front aspect. Wall mounted radiator. Two built in cupboards.

## Bedroom Two

10' 3" x 9' 9" ( 3.12m x 2.97m )

Double glazed window to the rear aspect. Wall mounted radiator. Built in cupboards.

## Bedroom Three

6' 6" x 10' ( 1.98m x 3.05m )

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

## Bedroom Four

6' 7" x 10' ( 2.01m x 3.05m )

Double glazed window to the front aspect. Wall mounted radiator. Built in storage cupboards.

## Bathroom

Bath, Wash hand basin and low level WC. Double glazed window to the side aspect.

## Outside

### Front Garden

Concrete driveway. Path to the front door. Block paved parking space.

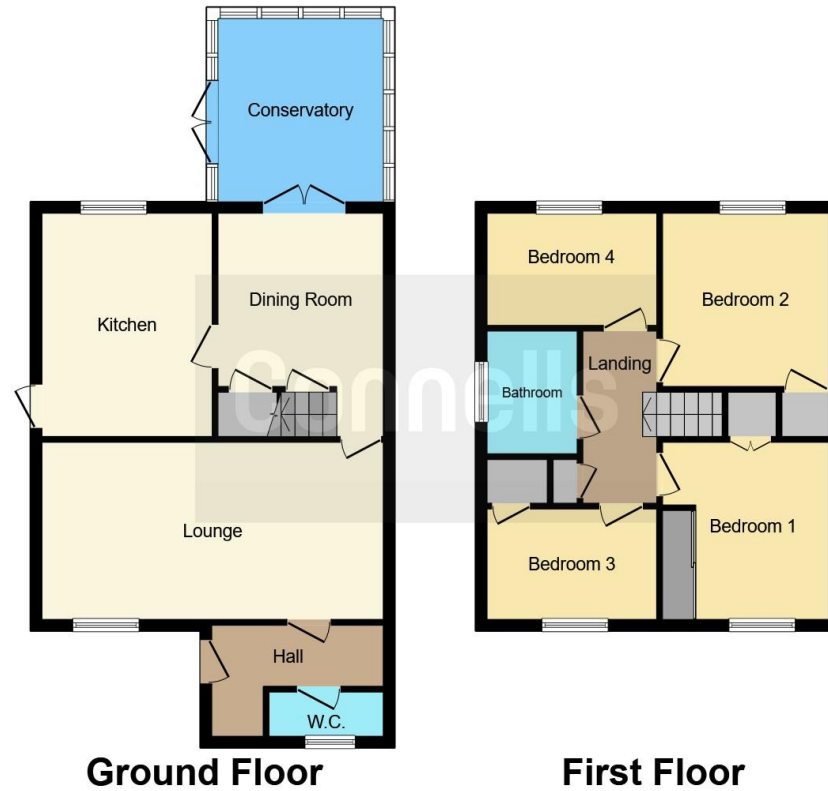
### Rear Garden

Block paved. Steps up to lawn and decked area.









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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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