



**Connells**

Clickers Mews  
Northampton





### Property Description

Imagine stepping through a spacious entrance hall into a home designed for modern living. The heart of this home features an Inviting Living Space: Double doors open into a bright and inviting space, highlighted by a stunning fireplace with a stone mantel surround and elegant fitted book shelving. French doors lead you to step into your own private garden oasis - picture yourself relaxing here on cozy evenings! The Kitchen/Breakfast Room is well-equipped featuring stylish pale beech facing cabinets, ample working surfaces, and integrated appliances. French doors provide seamless access to the garden, creating a wonderful indoor-outdoor flow - perfect for summer barbecues and enjoying your morning coffee. The convenient Utility Room is Located just off the kitchen & is equipped with cabinets, plumbing for white goods, gas-fired boiler, keeping everyday chores out of sight and out of mind. The Dining Room is Ideal for family meals & memorable dinner parties. Upstairs, you'll discover Four Bedrooms, Plenty of room for the entire family, or space for guests and hobbies! Family Bathroom is Well-appointed and serving the additional bedrooms. Master Bedroom is a true retreat, complete with built-in wardrobes & a private en-suite shower room. Enjoy your private sanctuary. Guest Bedroom for Your guests will appreciate the added privacy and convenience of their own en-suite shower room. Bedroom Four, Currently fitted with quality home office furniture, this room is perfect for those who work from home.

### Entrance Hall

Enter via double glazed door to the front aspect. Understairs storage.

### Lounge

21' 10" x 17' 10" ( 6.65m x 5.44m )

Double glazed french doors to the rear aspect. Fitted book shelving. Fireplace. TV point.

### Dining Room

7' 7" x 11' 9" ( 2.31m x 3.58m )

Double glazed window to the front aspect.

### Breakfast Room

9' 6" max x 11' max ( 2.90m max x 3.35m max )

Double glazed French doors to the rear aspect. Wall mounted radiator.

### Kitchen

9' 6" x 11' 8" ( 2.90m x 3.56m )

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Integrated dishwasher and fridge-freezer.



## Utility Room

Wall and base units. Space for white goods. Double glazed window to the rear aspect. Combi boiler

## Landing

Double glazed window to the front aspect. Access to loft space. Wall mounted radiator.

## Bedroom One

16' 5" x 24' 10" max ( 5.00m x 7.57m max )

Two double glazed windows to the front aspect and two double glazed windows to the rear aspect. Built in wardrobes. Wall mounted radiator.

## En Suite

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

## Bedroom Two

15' 7" x 10' 9" ( 4.75m x 3.28m )

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

## En Suite

Shower cubicle, wash hand basin and low level WC.

## Bedroom Three

16' 6" max x 10' 8" ( 5.03m max x 3.25m )

Two double glazed windows to the rear aspect. Wall mounted radiator.

## Bedroom Four

9' 3" x 15' 3" ( 2.82m x 4.65m )

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

## Bathroom

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

## Outside

## Rear Garden

Decking area. Raised flower bed with mature planting. Enclosed by brick wall, with criss /cross fencing on the top.

## Parking

Off road parking for two vehicles.

## Garage

17' x 9' 10" ( 5.18m x 3.00m )

Double glazed door to the side aspect.















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**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

**EPC Rating: C**

Tenure: Freehold

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