



**Connells**

Esher Court  
Northampton



## Property Description

This exceptional five-bedroom home offers the perfect blend of space, comfort, and practicality, making it ideal for a growing family or those needing extra room for guests or home offices. Thoughtfully extended, the property boasts a generous kitchen and dining room designed for modern family living and entertaining, with a sliding door leading to a secluded rear garden- perfect for relaxation and seamless indoor-outdoor living. A convenient ground floor bedroom and a downstairs shower room adds flexibility for multi-generational living or guest accommodation. Storage will never be an issue, with ample space throughout the home, including three attics for ultimate convenience, helping to keep your living areas organized and clutter-free. Upstairs, four spacious bedrooms and a family shower room provide comfort and privacy for the whole family. Completing this remarkable home is the benefit of off-road parking with a private drive

Situated in The Arbours, a family-friendly district just three miles north of Northampton town center. Excellent Amenities: Benefit from the close proximity to Weston Favell Shopping Centre, offering a wide range of retail options. Highly Regarded Schools: Families will appreciate the excellent selection of schools nearby, including Weston Favell Academy, Headlands Primary School, St. Gregory's Catholic Primary School, and Northampton College. Excellent Transport Links: Enjoy convenient access to multiple bus routes, the A43, A45, and M1

## Entrance Hall

Double glazed door to the front aspect. Wall mounted radiator

## Lounge

10' 11" x 13' 7" ( 3.33m x 4.14m )

Double glazed window to the front aspect. TV point and wall mounted radiator.

## Dining Room

16' 4" x 5' 11" ( 4.98m x 1.80m )

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

## Kitchen

8' 7" x 17' ( 2.62m x 5.18m )

Wall and base units. Worksurfaces. Sink and drainer unit. Two storage cupboards. Space for white goods. Wall mounted radiator. Double glazed window and B folding doors to the rear aspect.

## Utility Room

Wall and base units. Wall mounted radiator. Double glazed door and window. Storage cupboard. Combi boiler.

## Bedroom Five

16' 5" x 6' 8" ( 5.00m x 2.03m )

Double glazed door and window to the side aspect. Wall mounted radiator. Built in wardrobes. Access to loft space.

## Bathroom

Shower cubicle, wash hand basin and low level WC.

## Landing

Storage cupboard. Access to loft space. Double glazed window to the side aspect.

## Bedroom One

11' 5" x 10' 5" ( 3.48m x 3.17m )

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

## Bedroom Two

6' x 13' 3" ( 1.83m x 4.04m )

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

## Bedroom Three

10' 2" x 11' ( 3.10m x 3.35m )

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

## Bedroom Four

8' 6" x 8' 8" ( 2.59m x 2.64m )

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

## Bathroom

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

## Outside

## Rear Garden

Laid to lawn. Patio area. Shed.









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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