



East Butterfield Court Northampton NN3 8JG

for sale offers in excess of
£430,000



Property Description

Turn-Key Condition: This home has been meticulously refurbished and is ready to move straight into. **Spacious Living:** Enjoy generously sized rooms throughout, perfect for a growing family. A newly fitted, modern kitchen that seamlessly opens into the dual-aspect lounge/dining room, creating a fantastic social space. **Dual Conservatories:** Allowing you to enjoy your garden views from all aspects. All bedrooms are larger than average doubles, providing ample space and comfort. The master bedroom boasts a modern en-suite shower room. A stylish and contemporary family bathroom. Fully landscaped front and rear gardens, perfect for relaxing and entertaining.

Double Garage & Driveway: A double-width driveway provides ample off-road parking and leads to a double garage.

Prime Location: Situated in the popular Goldenash area, close to local amenities.

Gas Central Heating & uPVC Double Glazing: Providing comfort and energy efficiency.

Entrance Hall

Enter via wooden door to the front aspect. Wall mounted radiator.

Cloakroom

Window to the side aspect. Wash hand basin and low level WC. Wall mounted radiator.

Lounge

17' x 12' 9" (5.18m x 3.89m)
Double glazed window to the front aspect. TV point. Wall mounted radiator.

Dining Room

15' 4" x 9' 11" (4.67m x 3.02m)
Wooden doors leading to the conservatory. Wall mounted radiator.

Kitchen

11' 6" x 11' 6" (3.51m x 3.51m)
Wall and base units. Worksurfaces. Space for white goods. Gas hob with hood over. Combi boiler. Wooden door to the side aspect. Double glazed window to the rear aspect.

Utility Room

11' 11" x 8' 3" (3.63m x 2.51m)
Wall and base units.

Conservatory

11' 6" x 9' 2" (3.51m x 2.79m)
UPVC Double glazed construction.

Landing

Double glazed door leading to the balcony.
Access to loft space.

Bedroom One

15' 1" x 12' 5" (4.60m x 3.78m)

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

En Suite

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

Bedroom Two

12' x 12' 6" (3.66m x 3.81m)

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

Bedroom Three

11' 11" x 8' 7" (3.63m x 2.62m)

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

Bedroom Four

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

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

Bathroom

Bath with shower over, wash hand basin and low level WC.

Outside

Rear Garden

Laid to lawn. Patio. Pond. Shed. Enclosed by fencing. Gated side access.

Garage

18' 5" x 8' 6" (5.61m x 2.59m)

Electric door.









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

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