



Connells

Farmyard Close
Northampton

Farmyard Close Northampton NN3 8BU

for sale offers over
£320,000



Property Description

The accommodation is thoughtfully arranged over three floors. The ground floor comprises a welcoming entrance hall with a convenient cloakroom/WC, leading into the impressive open-plan living area. The modern fitted kitchen is well-equipped and blends seamlessly with the spacious lounge/dining area. High ceiling Velux windows flood the space with natural light, and French doors open onto the fully enclosed rear garden, creating a seamless indoor-outdoor living experience.

To the first floor, you'll find two well-proportioned bedrooms and a family bathroom fitted with a shower over the bath. Stairs rise to the impressive second-floor master suite, a true haven of tranquility complete with Velux windows, a dressing area, and a modern ensuite shower room.

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio area, perfect for enjoying the outdoors. A private driveway to the side of the property provides off-road parking for two vehicles.

Location:

Located in the popular NN3 area, this property benefits from excellent local amenities, including shops, supermarkets, restaurants, and leisure facilities. The area is also well-served by reputable schools, making it an ideal location for families. Easy access to transport links ensures convenient commuting.

Entrance Hall

Enter via double glazed door to the front aspect.

Cloakroom

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

Lounge / Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Integrated oven. Double glazed french doors. Double glazed window to the front aspect. Skylights.

Landing

Bedroom Two

13' x 9' (3.96m x 2.74m)

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

Bedroom Three

6' 3" x 10' (1.91m x 3.05m)

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

Bathroom

Bath with shower over, wash hand basin and low level WC. Towel rail. Double glazed window to the side aspect.

Second Floor Landing

Bedroom One

190' 5" max x 13' (58.04m max x 3.96m)

Two double glazed skylights. Built in wardrobes. Wall mounted radiator.

En Suite

Double glazed skylight. Shower cubicle, wash hand basin and low level WC. Towel rail.

Outside

Rear Garden

Laid to lawn. Patio area. Enclosed by fence with gated 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

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EPC Rating: B

Tenure: Freehold

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