



Connells

Ennerdale Road
Northampton

Ennerdale Road
Northampton NN3 6BB

for sale offers over
£350,000



Property Description

Step inside this charming semi-detached residence and be greeted by a bright and inviting hallway. To your left, a generously sized, bay-fronted living room awaits, neutrally decorated and ready for you to make it your own with your personal style. The heart of this home undoubtedly lies in its impressive rear extension. The well-fitted kitchen offers a range of base and wall units, flowing seamlessly into a substantial dining and family area. Bathed in natural light, this space is perfect for hosting family gatherings, intimate dinners, or simply enjoying quality time together. Elegant French doors from this area lead out to the rear garden, blurring the lines between indoor and outdoor living. A delightful conservatory further enhances the living space, providing a tranquil spot to unwind and soak in the garden views. Ascending to the first floor, you'll discover three well-proportioned bedrooms. Two of these are spacious double rooms, while the third is a large single, offering plenty of flexibility for a growing family, guest rooms, or a home office. A contemporary three-piece family bathroom, complete with a shower over the bath, serves the upper floor. The property extends to a truly beautiful, landscaped rear garden. Predominantly laid to lawn, this private outdoor sanctuary is ideal for children to play or for keen gardeners to nurture. A sunny patio area beckons for al fresco dining and summer barbecues, and for your convenience.

Entrance Hall

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

Cloakroom

Double glazed window to the rear aspect. Low level WC and wash hand basin. Wall mounted radiator.

Lounge

14' 3" max x 20' 11" (4.34m max x 6.38m)

Double glazed window to the front aspect. Double glazed sliding doors to the rear leading to the conservatory. Open fire place. Two wall mounted radiators.

Dining Room

7' 6" 12 x 12' 2" (2.29m 12 x 3.71m)

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

Kitchen

10' 8" x 9' 6" (3.25m x 2.90m)

Wall and base units. Worksurfaces. Sink and drainer unit. Space for white goods. Gas hob with hood over. Wall mounted radiator.



Conservatory

10' 11" x 20' 8" (3.33m x 6.30m)

Double glazed windows and door to the rear aspect.

Landing

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

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m)

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

Bedroom Two

11' 9" x 9' 7" (3.58m x 2.92m)

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

Bedroom Three

7' 8" x 8' 11" (2.34m x 2.72m)

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

Bathroom

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

Outside

Front Garden

Driveway providing parking for 3 vehicles.

Rear Garden

Raised patio. Laid to lawn. Enclosed by fencing.

Garage

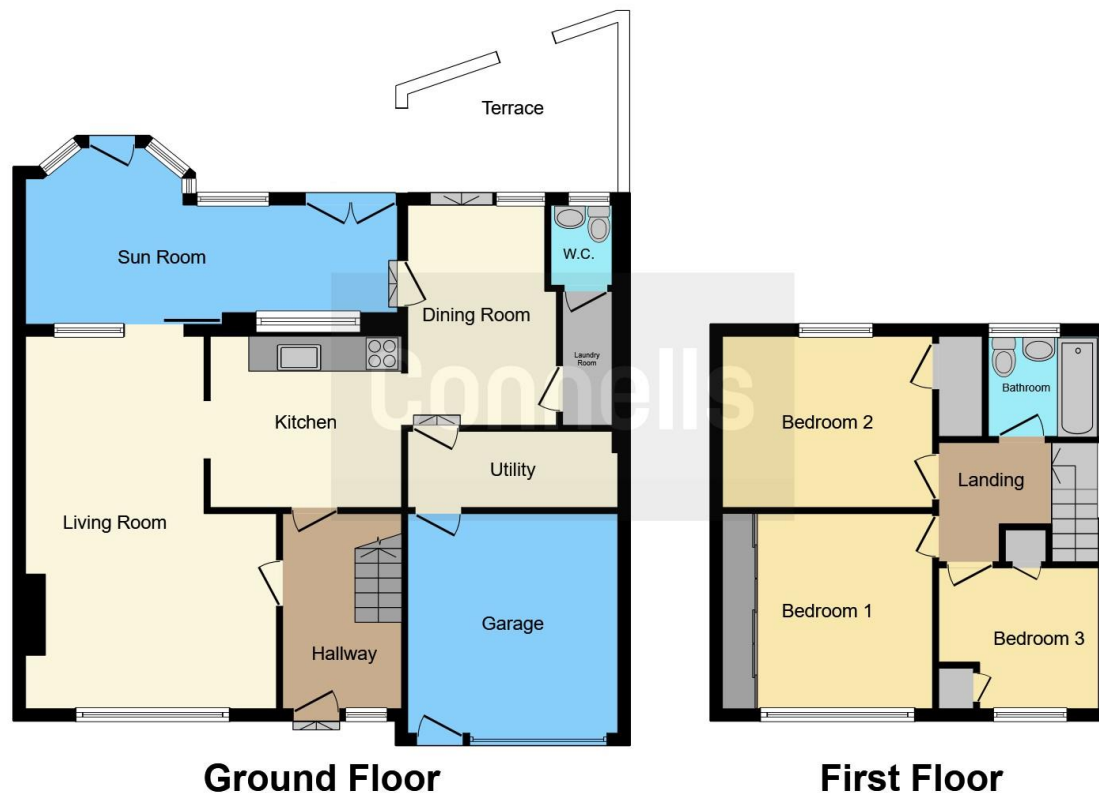
17' x 11' 9" (5.18m x 3.58m)

Up and over wooden door. Wooden courtesy door leading to the dining room.









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

To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/NHT414579



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT414579 - 0003