



Connells

Kelmarsh Avenue
Kingsthorpe Northampton



Property Description

PRICED TO SELL - And ideally located for access to Moulton Park and other convenient transport routes, is this well presented three bedroom detached family home.

The property in brief comprises entrance hall, living room, open plan kitchen/dining room with a connecting door to the utility room.

To the first floor there are three good size bedrooms all with upgraded fitted wardrobes, and the family bathroom, with the master bedroom benefiting from an en-suite shower room.

Outside there are landscaped gardens to the front and rear, with the rear garden benefiting from a westerly aspect and paved patio to enjoy the last sun of the day.

The property comes with the remaining NHBC warranty, and viewing is highly advised to fully appreciate.

Entrance Hall

Entered via door to the front elevation, and further doors lead off to the downstairs cloakroom, living room and open plan kitchen/dining room. UPVC double glazed window to side elevation, wall mounted radiator, under stairs storage cupboard and stairs rising to the first floor landing.

Cloakroom

Suite comprising low level flush WC and wash hand basin with complimentary tiling to splash back area. Extractor fan and wall mounted radiator.

Living Room

12' 8" x 12' (3.86m x 3.66m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Open Plan Kitchen/ Dining Room

17' 9" x 9' 2" (5.41m x 2.79m)

Fitted kitchen with a range of wall and base level units. One and a half stainless steel sink and drainer with mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, fridge/freezer, single electric oven and four ring gas hob with stainless steel splash back and extractor hood over. Space for dining table and chairs, wall mounted radiator, UPVC double glazed window to the rear elevation, connecting door to the utility room and UPVC double glazed French doors to the rear elevation and leading out to the Southerly facing rear garden.

Utility

Base level unit with work surface over and complimentary up stands. Integrated washing machine and space for a tumble dryer. Central heating boiler, wall mounted radiator and partly glazed door to the side elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. UPVC double glazed window to the side elevation, airing cupboard and access to the loft space.

Master Bedroom

11' 8" x 10' 8" (3.56m x 3.25m)

UPVC double glazed window to front elevation. Fitted wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level flush WC and pedestal wash hand basin, with complimentary tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the front elevation.

Bedroom Two

9' 5" x 9' 2" (2.87m x 2.79m)

UPVC double glazed window to the rear elevation. Fitted wardrobes and wall mounted radiator.

Bedroom Three

9' 2" x 8' 4" (2.79m x 2.54m)

UPVC double glazed window to the rear elevation. Fitted wardrobes and wall mounted radiator.

Family Bathroom

Three piece suite comprising panelled bath with shower mixer tap, low level flush WC and pedestal wash hand basin, with complimentary tiling to splash back areas. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Outside

Front Garden

Mainly laid to lawn with retaining hedging and pathway leading to the front door. Outside lighting and gated access to the side leading to the rear garden.

Rear Garden

Westerly facing rear garden with retaining brick wall and timber fencing. Mainly laid to lawn with paved patio area which is ideal for alfresco dining. gated access to the side leading to the single garage and parking.

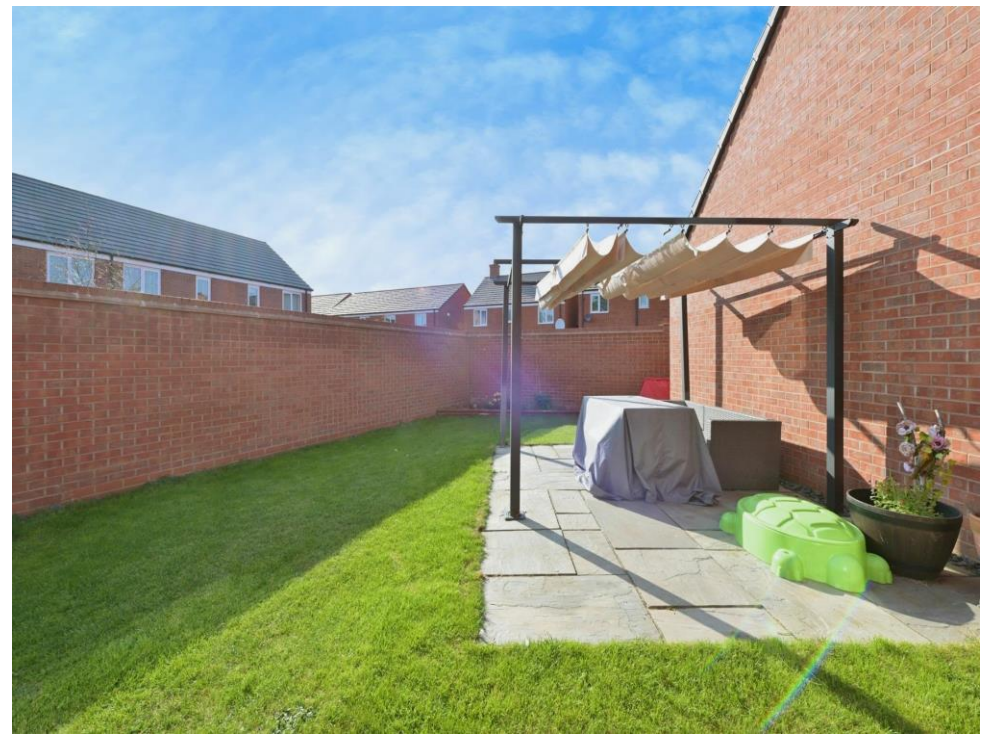
Single Garage

single garage with up and over door with off road parking set to the front.

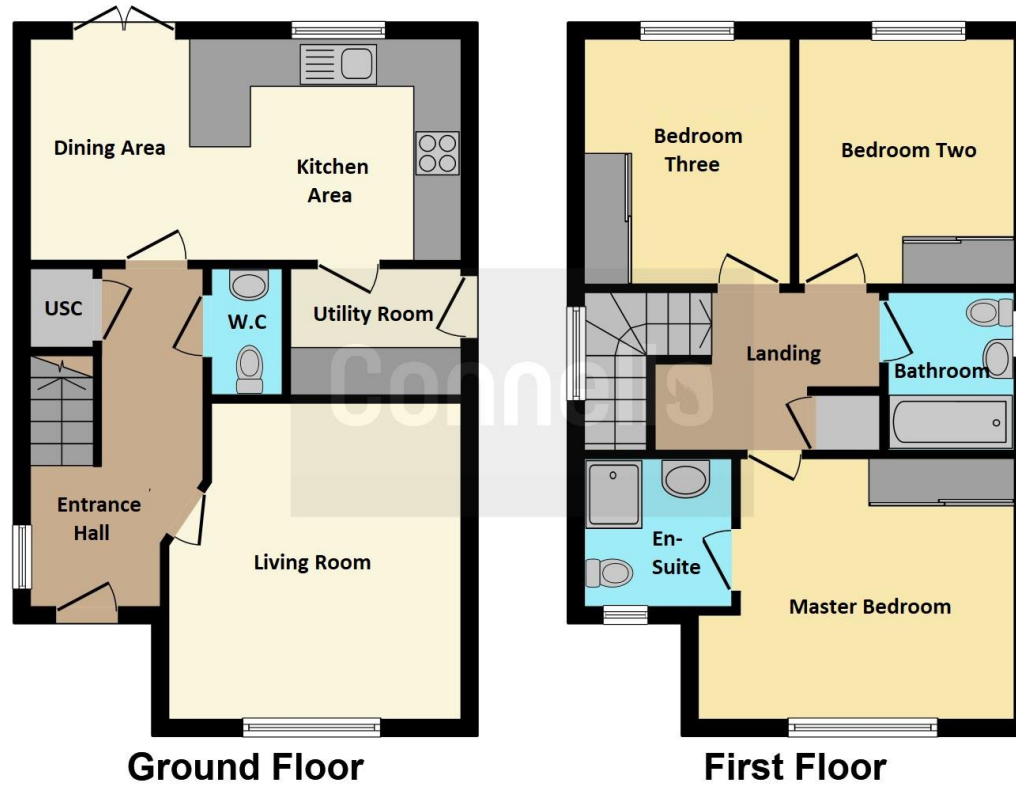
Council Tax Band

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Tenure: Freehold



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