



Connells

Campus Drive
Northampton



Property Description

Ideally located on the popular Scholars Green is this immaculately presented four bedroom townhouse.

The property in brief comprises entrance hall, downstairs cloakroom, open plan modern kitchen/dining room and light and airy living room with French doors leading out to the rear garden.

To the first floor there are three good size bedrooms and a modern family bathroom, and to the second floor is the spacious master bedroom with en-suite shower room.

Outside there is a driveway providing off road parking and leading to the single garage, and a Southerly facing rear garden with a paved patio area which is ideal for entertaining.

Set within close proximity to local schools and amenities, viewing is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation with further doors leading off to the downstairs cloakroom, living room and kitchen/dining room. Wall mounted radiator, under stairs storage cupboard and stairs rising to the first floor landing.

Cloakroom

Modern two piece white suite comprising low level flush w.c and pedestal wash hand basin with complimentary tiling to half height. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

Living Room

16' 6" x 10' 2" (5.03m x 3.10m)

Light and airy room with UPVC double glazed window to the rear elevation. Wall mounted radiator and UPVC double glazed French doors leading out to the rear garden.

Kitchen / Dining Room

15' 4" x 9' 7" (4.67m x 2.92m)

Modern fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink set below quartz work surfaces with complimentary up stands. Integrated appliances comprise dishwasher and washing machine, fridge/freezer, single oven and four ring gas hob with stainless steel extractor hood over. Space for dining table and chairs, wall mounted radiator and UPVC double window to the front elevation.

First Floor Landing

Stairs rise from the entrance hall and further stairs rising to the second floor landing. Doors lead off to three bedrooms and the family bathroom.

Bedroom Two

12' 4" x 9' 7" (3.76m x 2.92m)

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

Bedroom Three

13' 6" x 9' 7" (4.11m x 2.92m)

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

Bedroom Four

10' 2" x 6' 8" (3.10m x 2.03m)

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

Family Bathroom

Modern three piece white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin and fully tiled to walls. Extractor fan, wall mounted radiator and UPVC opaque double glazed window to the front elevation,

Second Floor Landing

Stairs rise from the first floor landing. Door opens to the master bedroom.

Master Bedroom Suite

22' 6" max x 13' (6.86m max x 3.96m)

Spacious master bedroom with recess for free standing wardrobes, UPVC double glazed dorma window to the front elevation and double glazed Velux window with integrated blind, and providing a good degree of natural light. Access to loft space, wall mounted radiator and connecting door to the en-suite shower room

En-Suite Shower Room

Modern three piece white suite comprising shower cubicle, low level flush w.c and pedestal wash hand basin and fully tiled to walls. Extractor fan, wall mounted radiator and double glazed Velux window with integrated blind.

Outside

Garage

Single garage with up and over door, power and lighting connected.

Front Garden

Mainly to laid to lawn with retaining wrought iron railings and slate chip border. Pathway to the front door and driveway to the side providing off road parking, and leading to the single garage. Gated access to the rear garden.

Rear Garden

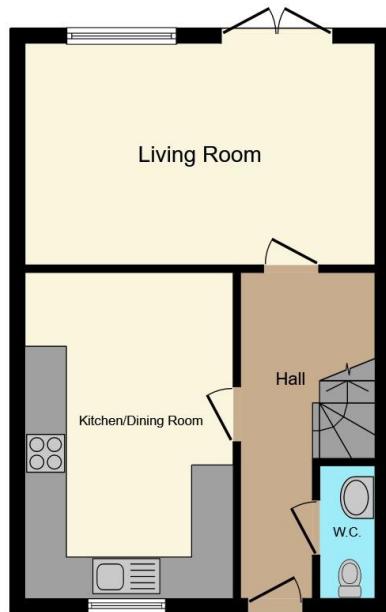
Southerly facing landscaped rear garden with extended paved patio area which is ideal for entertaining. Lawned area with raised flower bed, hard standing for shed to the rear of the garage and retaining timber fencing. courtesy door to the single garage and retaining timber fencing. gated access to the driveway.

Council Tax Band









Ground Floor



First Floor



Second Floor

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 716 655
E kingsthorpe@connells.co.uk

87 Harborough Road Kingsthorpe
 NORTHAMPTON NN2 7SL

EPC Rating: B

view this property online connells.co.uk/Property/KTP407626

Tenure: Freehold



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: KTP407626 - 0002