



HOWKINS &
HARRISON

8 Derbyshire Drive, Scholars Green, Kingsthorpe, Northampton, NN2 7GA

Offers in Excess of £325,000

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A modern Persimmon built three storey semi detached house with 4 bedrooms and situation on the popular Scholars Green development.

Ground Floor

The accommodation is entered through a uPVC door into the hall where the stairs rise to the first floor, an understairs cupboard and cloakroom are located. The lounge has uPVC French doors onto the rear garden and the kitchen/dining room has a range of white facing modern cabinets, working surfaces incorporating a sink unit, gas hob, oven and extractor hood, concealed gas fired boiler, fridge/freezer, dishwasher and washing machine.

First Floor

The first floor comprises of three bedrooms and family bathroom. The master bedroom occupies the 2nd (top) floor which has a dual aspect and en-suite shower room with cubical wash hand basin and WC.

Outside

The front of the property has a blocked paved driveway for two vehicles, and the rear garden is mainly lawned and enclosed by fencing.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

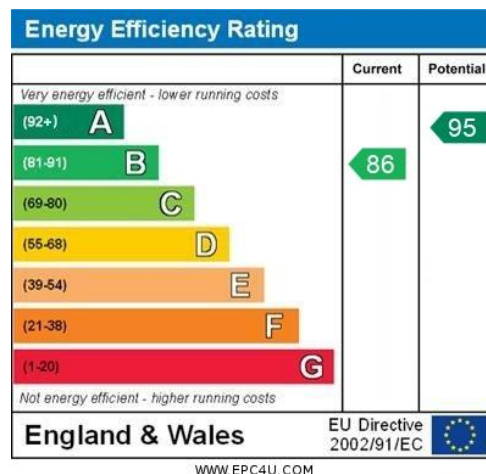
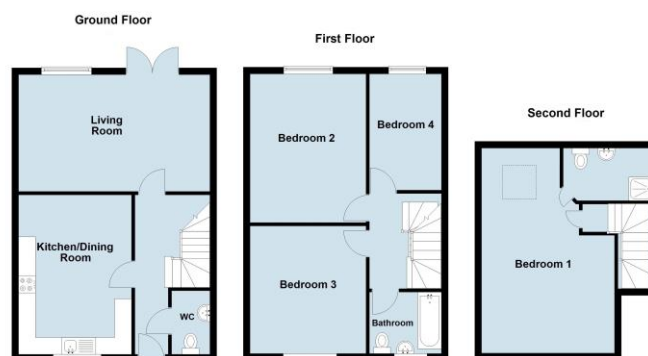
Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council - Tel:0300-1267000.

Council Tax Band- C



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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