



47 Dragonfly Way, Pineham Village, Northampton, NN4 9EH

**HOWKINS &
HARRISON**

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Guide Price £320,000

A superbly presented stone fronted town house, occupying three floors of accommodation and enjoying a south facing rear garden, situated in the popular development of Pineham village. The well appointed accommodation spans over three floors with an impressive master bedroom with full height ceilings and en-suite shower room. A fully equipped kitchen with integrated appliances, a good size sitting room overlooking the south facing rear garden, driveway parking for three cars as well as a single garage.

Features

- Impressive town house
- Fully integrated kitchen/breakfast room
- Sitting room & cloakroom
- Three double bedrooms
- Master bedroom with en-suite
- Family bathroom
- South facing rear garden
- Driveway parking
- Single garage



Location

Pineham Village is a popular development approximately 3.5 miles from Northampton town centre and conveniently situated for Junction 15 & Junction 15a of the M1 as well as the A43 outer ring roads. Leisure and retail facilities can be found at Sixfields, which is within a short distance, which is also home to Northampton Town Football Club and there is also a cinema, bowling and restaurants. Less than 3 miles in distance is the main line train station with services to London Euston & Birmingham New Street. The thriving Roman market town of Towcester is within a short distance and a direct drive of just under 8 miles.



Ground Floor

Upon entering through the uPVC front door, stairs rise to the first floor accommodation, with a useful understairs storage/cloaks cupboard and cloakroom. A superb and fully integrated kitchen/breakfast room comes with a range of modern cabinets, working surfaces incorporating a sink unit and appliances to include a washing machine, fridge/freezer, dishwasher, gas hob, double oven and extractor hood as well as the gas fired boiler which is concealed within a cupboard. To complete the ground floor accommodation, the sitting room offers a good space with uPVC French doors leading onto the south facing garden.

First Floor

The first floor has two double bedrooms which both feature painted wood panelled walls with fitted wardrobes to one of the bedrooms. The family bathroom has a bath with shower, WC and wash hand basin. From the landing, the stairs rise to an impressive master bedroom suite with fitted wardrobes, full height ceiling and en suite shower room.

Outside

The rear garden enjoys a south facing aspect with a paved patio, lawned gardens which are enclosed by fencing, a pedestrian pathway gives access to the rear of the single garage which also has a useful garden storage area. In front of the garage is a driveway which provides off road parking.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456.

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

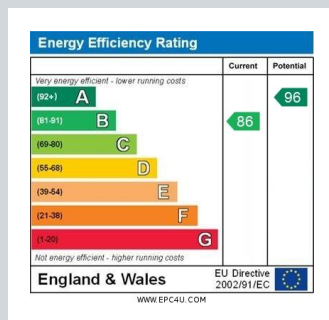
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

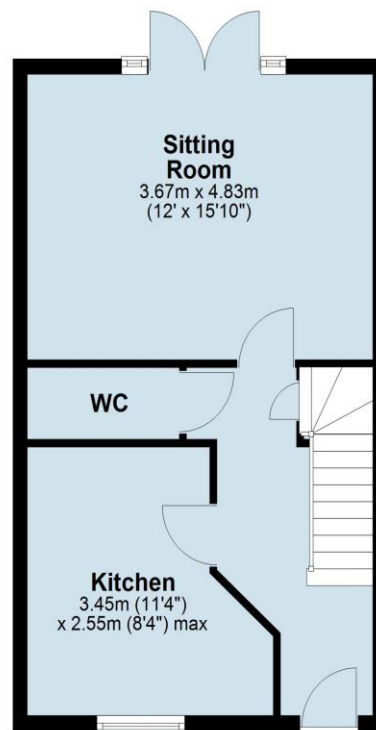
West Northamptonshire Council.

Tel:0300-1267000.

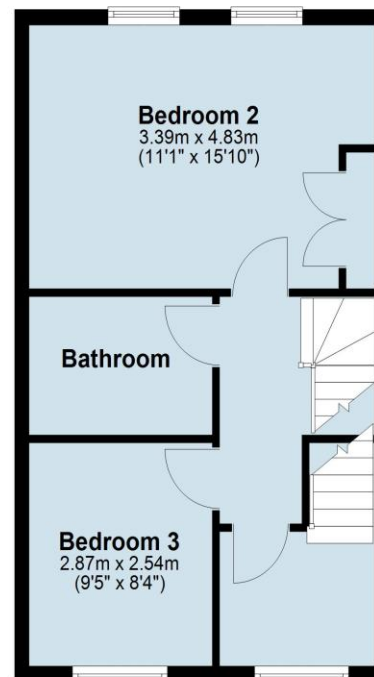
Council Tax Band- D



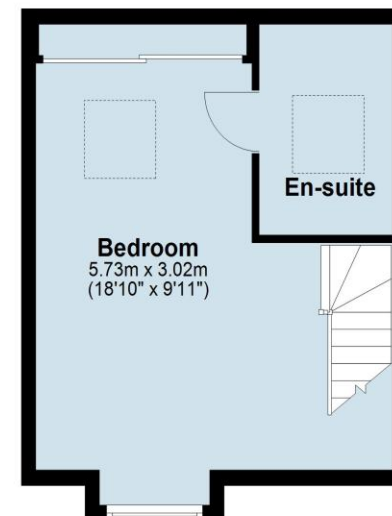
Ground Floor
Approx. 39.8 sq. metres (428.2 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.6 sq. feet)



Second Floor
Approx. 29.3 sq. metres (315.0 sq. feet)



Total area: approx. 108.8 sq. metres (1170.8 sq. feet)

Howkins & Harrison

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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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