



**Woodcote Avenue, Northampton NN3 6ER**



**welcome to**

**Woodcote Avenue, Northampton**

William H Brown have the pleasure of offering this well-presented, three bedroom, semi-detached property to the market. Situated in the desired area of Parklands, this property is perfect for families as it stands in the catchment for: Parklands Primary School, Northampton School for Girls and more.



### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing and doors to.

### **Bathroom**

Suite comprising 'P' shape bath with shower attachment over and glass screen, wash hand basin, low level WC, heated towel rail and obscure double glazed window to the side aspect.

### **Lounge**

16' 3" x 9' 8" max ( 4.95m x 2.95m max )

Feature fireplace, radiator and double glazed sliding doors to the rear aspect leading to conservatory.

### **Kitchen**

12' 9" x 6' 5" ( 3.89m x 1.96m )

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit, tiling to splashback areas, with mixer tap over, electric over and hob with extractor fan over, space for fridge/ freezer, plumbing for washing machine, door to storage cupboard, radiator, two double glazed windows to the rear and side aspect, door to conservatory and double glazed door to the side aspect leading to rear garden.

### **Conservatory**

Double glazed windows to the side and rear aspect, Double glazed sliding door to the side aspect leading to rear garden, radiator and window vents.

### **First Floor Landing**

Stairs rising from entrance hall and doors to:

#### **Bedroom One**

10' 8" x 10' 8" plus storage ( 3.25m x 3.25m plus storage )

Double glazed window to the front aspect, built in storage and radiator.

#### **Bedroom Two**

15' 7" x 7' 9" Plus storage cupboard ( 4.75m x 2.36m Plus storage cupboard )

Double glazed window to the rear aspect, wall mounted combi boiler housed in storage cupboard and radiator.

#### **Bedroom Three**

10' 8" x 7' 9" plus storage cupboard ( 3.25m x 2.36m plus storage cupboard )

Double glazed window to the front aspect, built in storage cupboard and radiator.

### **Externally**

#### **Frontage**

Low maintenance open frontage block paved to provide off road parking.

#### **Rear Garden**

Rear garden is mainly laid to lawn with a patio seating area to the rear of the garden, there is also a patio area to the side aspect, enclosed with timber fencing.

#### **Garage**

Single garage with up and over door, power and lighting connected, space for tumble dryer.



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## Woodcote Avenue, Northampton

- Three Double Bedrooms
- Off-road Parking with Garage
- Modern Kitchen
- Beautiful Conservatory
- Popular Parklands Location

Tenure: Freehold EPC Rating: Awaiting

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KIN108553 - 0002

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