



Fawsley Way, Northampton NN2 7FT

welcome to

Fawsley Way, Northampton

Located on the popular residential development of 'Scholars Green' this fantastic and extended three bedroom home was built by Persimmon Homes in 2023 and has been much improved by the current owners. Viewing is a must to appreciate what sets this home apart from the rest.



Entrance Hall

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

Cloakroom

Suite comprising wash hand basin, low level WC, radiator, partly tiled and obscure double glazed window.

Lounge

15' 9" x 11' 7" (4.80m x 3.53m)

This room features double glazed French Doors to the garden and a double glazed window to the rear aspect. Further features include engineered oak flooring, a wall mounted radiator and app controlled smart lighting.

Dining Room

18' 4" x 10' 1" (5.59m x 3.07m)

This generously proportioned room is ideal for entertaining and features engineered oak flooring, a double glazed window to the front aspect, a wall mounted radiator, smart lighting and opens onto the living room extension.

Kitchen

18' 4" x 9' 3" (5.59m x 2.82m)

Fitted kitchen comprising wall and base level units with granite work surfaces and splashback, a one and a half bowl stainless steel sink and drainer unit with mixer tap over, electric oven with gas hob and stainless steel cooker hood over, integrated fridge/freezer, integrated dishwasher and double glazed window to the rear aspect. There is also app controlled 'smart lighting' and engineered oak flooring.

Utility Room

Wall and base units with worksurfaces over and double glazed door to the side aspect.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the rear aspect, radiator and doors leading to:

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Featuring a double glazed window to the rear aspect, engineered oak flooring, app controlled 'smart lighting', a radiator and door to en suite.

En Suite

Suite comprising shower cubicle with shower over, wash hand basin, low level WC and double glazed obscure window to the side aspect.

Dressing Area

7' 5" x 6' 3" (2.26m x 1.91m)

Double glazed window to the side aspect.

Bedroom Two

10' 6" x 9' 1" max (3.20m x 2.77m max)

Featuring engineered oak flooring, a double glazed window and radiator.

Bedroom Three

9' 1" x 7' 6" (2.77m x 2.29m)

Featuring engineered oak flooring, a double glazed window and radiator.

Bathroom

Suite comprising bath with mixer tap and additional hand held shower over, wash hand basin, low level WC, radiator and double glazed obscure window.

Externally

Front

Small frontage mainly laid to lawn, pathway leading to front door and fully enclosed with railings and gate with a driveway to the side aspect.

Rear Garden

Laid to paving for easy maintenance with a courtesy door leading to the garage and fully enclosed with brick walling and timber fencing.

Garage

Single garage with both up and over door plus courtesy side door from the garden, The garage has boarding installed in the loft area for added storage.

Other Features

The property has also been fitted with solar panels to help reduce your monthly bills and comes completed with battery storage all controlled via your mobile phone App.



view this property online williamhbrown.co.uk/Property/KIN109008



welcome to

Fawsley Way, Northampton

- Extended
- Three Bedrooms
- En Suite to Master
- Two Reception Rooms
- Single Garage

Tenure: Freehold EPC Rating: B

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN109008



Property Ref:
KIN109008 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH



williamhbrown.co.uk