





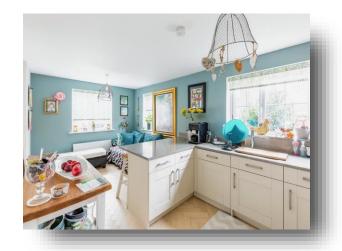




## welcome to

# **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.

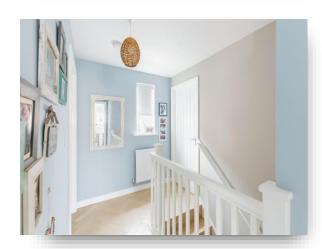












#### **Entrance Hall**

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 enclose 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.





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# **Fawsley Way, Northampton**

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

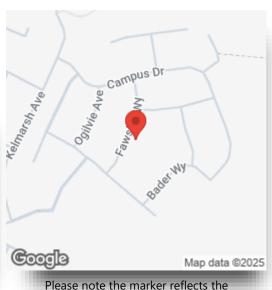
Tenure: Freehold EPC Rating: B

£400,000









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01604 719461



Nor thampton North @williamhbrown.co.uk



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



williamhbrown.co.uk

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