



Hoylake Drive, Northampton NN2 7NL

welcome to

Hoylake Drive, Northampton

William H Brown are pleased to bring to market this wonderfully presented three bedroom, family home. The property boasts fantastic views of the church, and beautifully presented rear garden.



Entrance Hall

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

Lounge

20' 7" x 12' 2" (6.27m x 3.71m)

Double glazed window to the rear aspect, gas fire with stone surround, coving to ceiling, radiator and double glazed French doors to the rear aspect leading to conservatory.

Kitchen

17' 7" x 6' 3" (5.36m x 1.91m)

Fitted kitchen comprising wall and base units with worksurface over, one and a half bowl sink and drainer unit with mixer tap over, tiling to splashback areas, free standing cooker and hop with cooker hood over, space for fridge/freezer, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, radiator, double glazed window to the front aspect, double glazed window to the side aspect and double glazed door to the side aspect leading to rear garden.

Conservatory

11' 4" x 10' 8" (3.45m x 3.25m)

UPVC Construction with double glazed windows to the side and rear aspect and double glazed French doors leading to rear garden.

First Floor Landing

Stairs rising from entrance hall, door to airing cupboard, access to loft space and doors leading to all rooms.

Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

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

Bedroom Two

12' 4" x 6' 3" (3.76m x 1.91m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

10' 2" x 9' 1" (3.10m x 2.77m)

Double glazed window to the side aspect and radiator.

Bathroom

Suite comprising shower cubicle, vanity wash hand basin, vanity low level WC, heated towel rail, fully tiled and double glazed obscured window to the side aspect.

Externally

Front

Open frontage mainly block paved providing off road parking and a single garage.

Rear Garden

Large rear garden mainly laid to lawn, decked area for seating, paved patio area, pond with bridge over, stepping down to lawned area, shed, summer house and fully enclosed with timber fencing.



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welcome to

Hoylelake Drive, Northampton

- Three Bedroom Semi-Detached
- Front and Rear Garden
- Church Views
- Garage and Drive
-

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KIN109366 - 0006

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william h brown



01604 719461



NorthamptonNorth@williamhbrown.co.uk



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



williamhbrown.co.uk