









welcome to

Hoylake Drive, Northampton

William H Brown are pleased to bring to market this wonderfully presented three bedroom, family home. The property boosts 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.





welcome to

Hoylake Drive, Northampton

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

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Tenure: Freehold EPC Rating: D

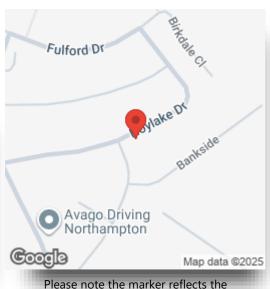
Council Tax Band: C

£290,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/KIN109366



Property Ref: KIN109366 - 0006 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.



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