



**Academy Drive, Northampton NN2 7AY**

**welcome to**

**Academy Drive, Northampton**

William H Brown are pleased to bring to market this wonderful four bedroom, detached property in the sought after location of Northampton.



### **Entrance Hall**

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

### **Study**

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

### **Lounge**

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

### **Kitchen/ Diner**

Fitted kitchen comprising wall and base units with wood effect worksurfaces over, 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 dishwasher, built in fridge freezer, radiator, double glazed window to the rear aspect, double glazed French doors leading to rear garden and separate door leading to utility room.

### **Utility Room**

Wall and base units with wood effect worksurfaces over, plumbing for washing machine, space for tumble dryer, door leading to cloakroom and double glazed door to the rear aspect leading to rear garden.

### **Cloakroom**

Suite comprising Pedestal wash hand basin, low level WC and double glazed obscured window to the side aspect.

### **First Floor Landing**

Stairs rising from entrance hall, double glazed window to the side aspect, access to loft space and doors leading to all four bedrooms and bathroom.

### **Bedroom One**

Double glazed window to the rear aspect, built in wardrobes, ceiling fan, radiator and door to en suite.

### **En Suite**

Suite comprising walk in shower with glass door, wash hand basin, low level WC, partly tiled, radiator and double glazed obscured window to the rear aspect.

### **Bedroom Two**

Double glazed window to the front aspect, ceiling fan and radiator.

### **Bedroom Three**

Double glazed window to the front aspect, ceiling fan and radiator.

### **Bedroom Four**

Double glazed window to the front aspect, fitted wardrobes, ceiling fan and radiator.

### **Bathroom**

Suite comprising bath with electric shower and mixer tap over, vanity wash hand basin, low level WC, partly tiled, radiator and double glazed obscured window to the rear aspect.

### **Externally**

#### **Front**

Small frontage laid with Astro Turf, enclosed with hedging with pathway leading to front door, driveway to the side aspect providing off road parking leading to single garage.

#### **Rear Garden**

Mainly laid with Astro Turf with paved patio area for seating, curtsey door leading to garage and fully enclosed with timber fencing.



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## **Academy Drive, Northampton**

- Detached
- Four Bedrooms
- En Suite to master
- Popular Location
- Driveway and Garage

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

# £450,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KIN109341 - 0003

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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.



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