



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, curtesy door leading to garage and fully enclosed with timber fencing.



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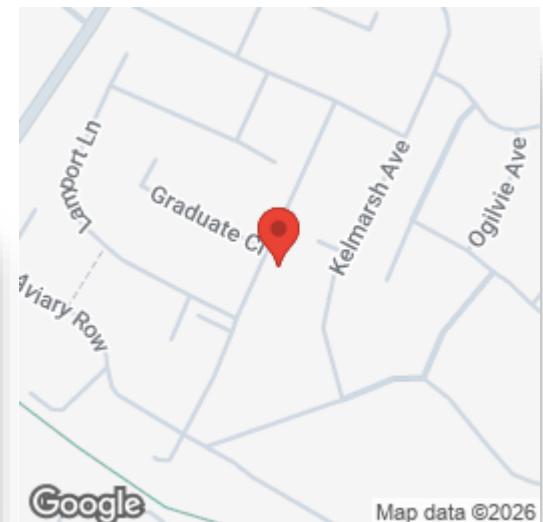
Academy Drive, Northampton

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

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£450,000



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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.



Property Ref:
KIN109341 - 0003

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