

Downy Drive, Northampton NN4 9FB



welcome to

Downy Drive, Northampton

A modern and well presented semi detached property, situated within the popular Pineham Village, in close proximity of all good amenities, Country Park and road links.













Storm Porch

Entrance Hall

Entered via door to the front aspect, wall mounted fuse box, coving to ceiling, radiator and door to kitchen/diner

Cloakroom

Obscure double glazed window to the rear aspect, wash hand basin, WC, extractor fan, tiling to splashback areas and radiator.

Lounge

15' 8" x 9' 8" (4.78m x 2.95m)

Double glazed window to the front aspect, radiator and double glazed French doors to the rear aspect leading to garden.

Kitchen/ Diner

Irregular Shaped Room 15' 7" x 10' 9" (4.75m x 3.28m) Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, electric oven and electric ceramic hob with cooker hood over, built in fridge/ freezer, built in dishwasher, built in washer/ dryer, radiator, inset ceiling lights, double glazed window to the front aspect and double glazed door to the rear aspect leading to garden.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the front aspect, access to loft space and doors to:

Bedroom One

11' 6" max x 10' 4" (3.51m max x 3.15m) Double glazed window to the front aspect, radiator and door to ensuite.

En Suite

Suite comprising double shower cubicle, wash hand basin, WC, shaver point, extractor fan, radiator, partly tiled and obscure double glazed window to the rear aspect.

Bedroom Two

13' 8" max x 7' 7" min (4.17m max x 2.31m min) Double glazed window to the front aspect, built in wardrobes, inset ceiling lights and radiator.

Bedroom Three

Irregular Shaped Room 9' 8" max x 7' 7" min (2.95m max x 2.31m) Double glazed window to the rear aspect and

Bathroom

radiator.

Suite comprising bath with shower attachment over, wash hand basin, WC, extractor fan, heated towel rail, fully tiled and obscure double glazed window to the rear aspect.

Externally

Front

Parted walled enclosed, paved and lawn frontage with some shrubs, driveway providing off road parking.

Rear Garden

Fully enclosed with fencing with side gated access, paved patio area, covered seating area, mostly laid to lawn with some shrubs, additional paved seating area. timber garden shed.





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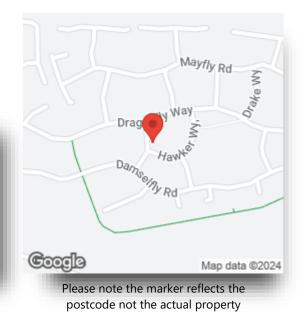
- Modern semi detached property
- Pineham village development
- Kitchen/diner with built in appliances
- Cloakroom, ensuite and bathroom
- Catchment area for Pineham Barns primary school

Tenure: Freehold EPC Rating: B

£297,500







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Property Ref: NMS114664 - 0004 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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