



**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 radiator.

### Bathroom

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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welcome to

## Downy Drive, Northampton

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NMS114664 - 0004

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