



Cottesbrooke Gardens, Northampton NN4 0DE

welcome to

Cottesbrooke Gardens, Northampton

A beautifully presented individually located detached four bedroom property situated within the sought after area of East Hunsbury.



Storm Porch

Entrance Hall

Double glazed part obscure glazed door to front aspect, two double glazed windows to front aspect, radiator, doors to cloakroom, study, lounge and kitchen/breakfast room, staircase to first floor landing.

Cloakroom

Double glazed obscure glazed window to side aspect, WC, wash hand basin with vanity unit, heated towel rail and fully tiled walls.

Lounge

15' 5" plus bay x 10' 9" max (4.70m plus bay x 3.28m max)
Double glazed bay window to front aspect, living flame gas fire, inset ceiling lights, two radiators, ceiling coving, leading through to dining room.

Dining Room

9' 7" x 9' 6" (2.92m x 2.90m)
Double glazed sliding doors to conservatory, inset ceiling lights, radiator, ceiling coving, door to kitchen.

Study/Bedroom Five

6' 4" x 7' 5" (1.93m x 2.26m)
Double glazed window to front aspect, radiator, wall mounted replaced fuse box.

Kitchen/Breakfast Room

15' 2" x 10' 2" max (4.62m x 3.10m max)
Two double glazed windows to conservatory, fitted wall and base units with worksurfaces over, ceramic sink and drainer with mixer tap, built in dishwasher, eight ring range cooker with cooker hood over, understairs storage cupboard, inset ceiling lights, underfloor heating, tiled flooring, door to utility room.

Utility Room

6' 9" x 4' 8" (2.06m x 1.42m)
Fitted wall and base units with worksurface over, larder cupboard, built in fridge freezer, plumbing for washing machine, wall mounted hot water and central heating boiler, double glazed part glazed stable door to side aspect.

Conservatory

23' 8" x 8' 8" (7.21m x 2.64m)
Part brick and double glazed, vaulted ceiling and windows to sand rear, ceramic tiled floor two radiators, double glazed french doors to garden, double glazed door to side aspect.

First Floor Landing

Staircase from entrance hall, storage cupboard, loft hatch, doors to bedrooms and bathroom.

Bedroom One

12' 7" x 10' 7" upto wardrobes (3.84m x 3.23m upto wardrobes)
Double glazed window to front aspect, radiator, extensive range of fitted wardrobes, door to ensuite.

Ensuite

Double glazed obscure glazed window to side aspect, shower cubicle, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, fully tiled walls.

Bedroom Two

10' 1" upto wardrobes x 9' 9" (3.07m upto wardrobes x 2.97m)
Double glazed window to front, radiator, fitted wardrobes.

Bedroom Three

11' 3" upto wardrobes x 6' 5" upto wardrobes (3.43m upto wardrobes x 1.96m upto wardrobes)
Double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom Four

11' 1" x 7' 3" into wardrobes (3.38m x 2.21m into wardrobes)
Double glazed window to rear aspect, fitted wardrobes, radiator.

Family Bathroom

P shaped bath with mixer tap, shower over with rainwater shower head and an additional electric shower, WC, wash hand basin with vanity unit, heated towel rail, extractor fan, fully tiled walls and floor.

Outside

Front

Private driveway providing off road parking for numerous vehicles leading to a detached double garage, lawned garden, well stocked borders, paved patio area, electric point.

Rear

Fully enclosed with fencing with side gated access, paved patio area, decked seat area, laid to lawn, timber garden shed, outside tap, electric point.

Detached Double Garage

Two up and over doors, part obscure glazed courtesy door.



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welcome to

Cottesbrooke Gardens, Northampton

- A beautifully presented individually located detached property
- Three reception rooms
- Conservatory
- Utility room
- Four bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£530,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114652 - 0004

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william h brown



01604 632322



Northampton@williamhbrown.co.uk



9 Bridge Street, NORTHAMPTON,
Northamptonshire, NN1 1NH



williamhbrown.co.uk