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9 Shoal Creek, Collingtree Park, Northampton, Northamptonshire, NN4 0YT

# 9 Shoal Creek, Collingtree Park, Northampton, Northamptonshire, NN4 0YT

A beautifully positioned modern five bedroomed, four reception room executive detached family home situated at the end of a quiet cul de sac overlooking the lake at Collingtree Golf Course in the very sought after residential area of Collingtree Park. The accommodation comprises entrance hall, cloakroom, study, sitting room, dining room, living room, family room, kitchen/breakfast room and utility room. To the first floor there are five bedrooms with ensuite dressing room and balcony off bedroom one, bedroom two with ensuite and a family bathroom. Outside there is a front garden and driveway giving off road parking for several vehicles and the rear garden is mainly laid to lawn and patio with a raised decked seating area overlooking Collingtree Golf Course. The plot measures approximately 0.3 of an acre and the property is being sold with vacant possession and no upper chain.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Storm porch. Enter via a hardwood front door with obscure stained glass window, double glazed window to the side, large walk in storage cupboard, tiled flooring, radiator and cover, stairs to first floor and doors leading to:-

#### CLOAKROOM

Suite comprising wooden sealed unit double glazed window to the front with obscure glass, WC, wash hand basin, radiator, wall lights and tiled splashbacks.

#### LOUNGE

13'10" x 13'1"

Three sealed unit double glazed wooden windows to the front, radiator and cover, stone fire place with gas coal effect fire with marble hearth and surround, bespoke storage cabinets and shelving, chandelier and ceiling rose with wooden flooring.



#### STUDY

10'4" x 7'10"

Four sealed unit double glazed windows to the front and side, radiator, shelving and wood flooring.

#### SITTING ROOM

21'7" x 14'7"

This spacious room has wooden sealed unit double glazed windows to the front and side, sealed unit double glazed french doors and windows to the rear garden with views across the lake and Collingtree Golf Course, gas coal effect fire with stone mantle and surround, wall lights, coving, two radiators and cover. Leading from the sitting room is a superb eating area with mosaic tiled flooring and an archway to:-



#### DINING ROOM

15'1" x 11'8"

Wood flooring, sealed unit double glazed window and french doors to the rear garden, radiator and cover and door to:-



#### KITCHEN/BREAKFAST ROOM

#### KITCHEN AREA

15'10" x 11'8"

Fitted with a range of base and eye level units, granite and wood worktops, tiled splashbacks, butler double sink, drainer and chrome mixer tap, Aga cooker and extractor, three wooden sealed double glazed units to the rear, tiled flooring, spotlights and leading onto:-



#### BREAKFAST AREA

13'0" x 8'0"

Storage cupboard, tiled flooring, wooden sealed unit double glazed window to the rear, archway to the lounge and door to:-

## Price £1,250,000 Freehold



#### UTILITY ROOM

11'7" x 7'0"

Re-fitted range of base and eye level units with wooden worktops, tiled splashbacks, butler sink with chrome mixer tap, built in oven, microwave, hob, extractor, fridge/freezer, ice machine and wooden double glazed window and door to the rear garden. A door to:-

#### FAMILY ROOM

25'0" x 21'7"

A superb family room has been converted from the double garage to a high specification and includes bespoke storage cabinets with glass front and internal lights, four radiators and covers, tiled flooring, bar area with a range of cabinets, fridges and wine cooler, two sealed unit double glazed windows to the rear garden.

#### FIRST FLOOR

#### LANDING

17'9" x 14'0"

This spacious galleried landing with a sealed double glazed windows and french door to the balcony overlooking the front, radiator and cover, chandelier, airing cupboard housing the hot water tank, large storage cupboard and doors leading to:-

#### BEDROOM ONE

21'9" x 14'8"

Wood flooring, double radiator, sealed unit double glazed window to the front and side, french doors to under cover roof terrace which overlooks the lake, dressing area with double and triple wardrobes and radiator. Door to:-



#### ENSUITE

12'9" x 10'4"

Suite comprising his and her sinks in vanity unit with storage below, marble worktops, WC, double walk in shower with folding glass screen, wood panel bath, heated towel radiator, shelving, vacuum system, two sealed unit double glazed windows to the front with spotlights.



#### BEDROOM TWO

21'11" x 15'5"

Four wooden sealed double glazed windows to the front and rear with window seats, gas fire, modern old school style radiator, wood flooring and spotlights.



#### BEDROOM THREE

13'11" x 11'9"

Built in double wardrobes, two sealed unit double glazed windows to the rear, radiator with spotlights and storage cupboard. Access door to bedroom two and to the Jack and Jill family bathroom.



#### BEDROOM FOUR

12'4" x 11'8"

Two sealed unit double glazed wooden windows to the rear, radiator, double built in wardrobes and door to:-

#### ENSUITE

7'3" x 4'11"

Suite comprising shower cubicle, WC, wash hand basin, radiator, wooden double glazed window with obscure glass to the rear.

#### BEDROOM FIVE

13'0" x 10'10"

Two wooden sealed unit double glazed windows to the front, double radiator, wood flooring, built in double wardrobe and sink in vanity unit with storage below. Access door to the Jack and Jill family bathroom.



#### JACK AND JILL FAMILY BATHROOM

12'0" x 7'4"

Suite comprising wood panel bath, WC, shower cubicle with shower and glass door, tiled splashbacks, radiator, two wooden sealed unit double glazed wooden windows with obscure glass to the side.

#### OUTSIDE



#### FRONT GARDEN

The front of the property is approached via a large block paved driveway giving off road parking for several vehicles, enclosed by mature bushes and trees with flower and shrub borders giving privacy, outside lighting, secure gated access to the side, decked pathway leading to the side and rear of the property.

#### REAR GARDEN

The large rear garden has a large stone patio area, undercover seating area and the remainder of the garden is laid to lawn with mature flower and shrub borders, bushes and trees, decked seating area overlooking the lake, outside lighting and tap and shed. The rear garden is enclosed by wood panel fencing and enjoys a sunny aspect and a high degree of privacy with views over the lake and Collingtree Golf Course.

#### SERVICES

Mains drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band H

#### LOCAL AMENITIES

Within nearby East Hunsbury there is a Mini Market, hairdressers, florists, Newsagents and Dry Cleaners and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and the Virgin Active Leisure Complex and Restaurant are nearby.

#### HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 proceeding towards the A45. At the roundabout take the fourth exit onto the A45 travelling south towards Wootton. Take the second exit signposted to Wootton and Hunsbury and at the traffic lights proceed straight over. At the roundabout take the third exit signposted towards Hunsbury. At the first mini roundabout turn first left and at the next mini roundabout take the first left again signposted to Collingtree Golf Course. Upon entering Windingbrook Lane go past the Virgin Gym and take the first left onto Shoal Creek where the property is at the bottom of the cul de sac on the left hand side.

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Not to scale. For illustrative purposes only