

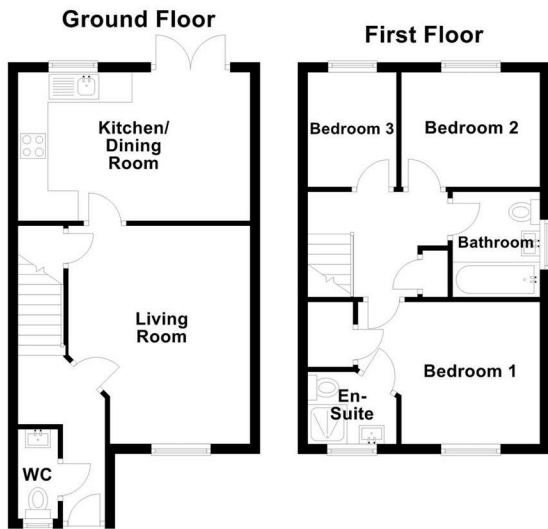


Public House, the Harlestone Primary School and the Northampton Golf Club. Secondary education is at Moulton Co-educational County School. M1 access is to Junction 16 north bound and to Junction 15a south bound.

HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along St Peters Way onto St James Road. At the traffic lights with St James bear right onto the Harlestone Road and follow this road out of the town for approximately three miles passing Lodge Farm Industrial Estate. Upon reaching the next roundabout turn right into York Way and follow this road around and turn right again into Dunkley Way. At the T junction turn left and the property can be found on the left hand side.

DOIMB03022025/10067



Not to scale. For illustrative purposes only

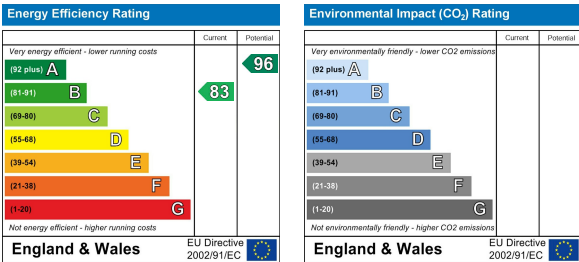
16 Dunkley Way, Harlestone Manor, Northampton, NN5 6WN



Asking Price £265,000 Freehold

A well maintained modern three bedroomed mid terrace property situated in a quiet cul de sac in the popular residential area of Harlestone Manor. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner and to the first floor there are three bedrooms with ensuite to the master and a family bathroom. Outside there is a driveway giving off road parking for two vehicles. The rear garden is mainly laid to patio and lawn and enjoys a sunny aspect and privacy.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.





# 16 Dunkley Way, Harlestone Manor, Northampton, NN5 6WN

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a hardwood front door with obscure glass window, stairs rising to the first floor, radiator and doors to:-

#### CLOAKROOM

Suite comprising WC, wash hand basin, radiator and UPVC double glazed window to the front with obscure glass.

#### LOUNGE

14'4 x 12'0

UPVC double glazed window to the front, radiator, under stairs storage cupboard and door to:-



#### KITCHEN/DINER

15'2 x 9'5

Fitted with a range of base and eye level units, roll top work surfaces and splashbacks, stainless steel sink and drainer with chrome mixer tap with built in appliances to include oven, hob and extractor, plumbing for washing machine, space for fridge/freezer, gas wall mounted combination boiler housing cupboard, UPVC double glazed window and UPVC double glazed french doors to the rear garden and a radiator.



### DINING AREA



### FIRST FLOOR

#### LANDING

Loft access, storage cupboard and doors leading to:-

#### BEDROOM ONE

12'0 x 9'5

UPVC double glazed window to the front, built in double wardrobe, storage cupboard, radiator and door to:-



#### ENSUITE

6'1 x 5'4

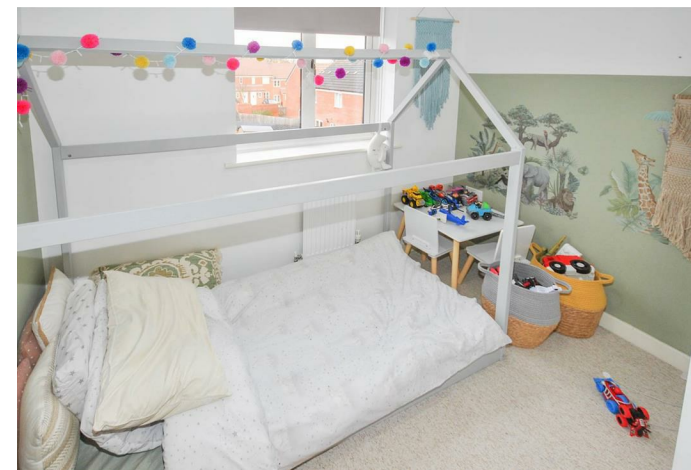
Suite comprising WC, wash hand basin, corner shower cubicle with glass centre opening doors, shower, tiled splashbacks, extractor, radiator and a UPVC double glazed window with obscure glass to front.



#### BEDROOM TWO

9'2 x 7'7

UPVC double glazed window to the rear, built in double wardrobe and radiator.



#### BEDROOM THREE

7'6 x 5'7

UPVC double glazed window to the rear and radiator.



### BATHROOM

6'0 x 5'9

Suite comprising WC, wash hand basin, panelled bath with shower attachment, tiled splashbacks, extractor and radiator.



### OUTSIDE

#### FRONT

A driveway giving off road parking for two cars.

#### REAR GARDEN

The rear garden has a patio area with the remainder of the garden mainly laid to lawn, enclosed by wood panel fencing, shed and rear pedestrian gate. The rear garden enjoys a sunny aspect and privacy.



### SERVICES

Mains drainage, water, gas and electricity are connected.

### COUNCIL TAX

West Northamptonshire Council - Band C

### LOCAL AMENITIES

Within the village there is a Village Hall and recreation ground as well as the Parish Church of St. Andrew, the Fox & Hounds

For further information on viewing call 01604 230222