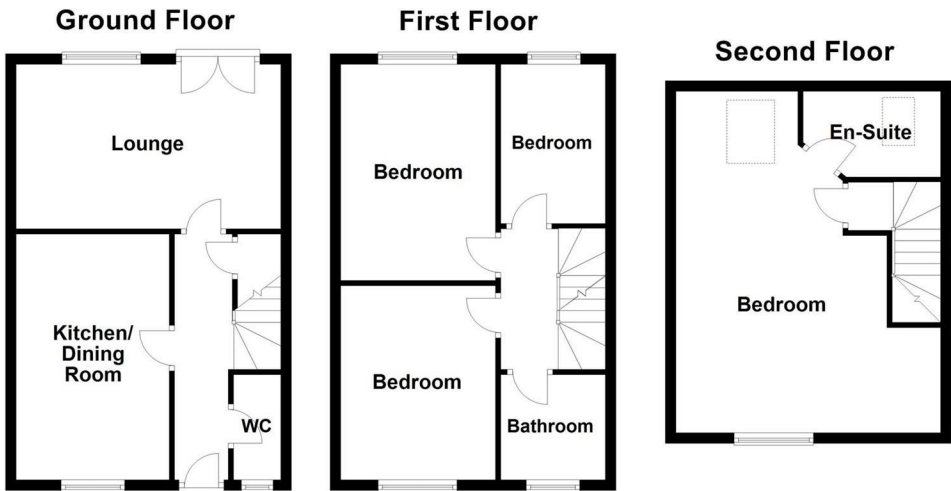




until you reach the new Scholars Green Persimmon Development and turn right onto Ashton Way and then turn into Campus Drive and then into Fawlsey Way and then turn into Derbyshire Way.

DOIMB28052025/0078

8 Derbyshire Drive, Scholars Green, Northampton, NN2 7GA

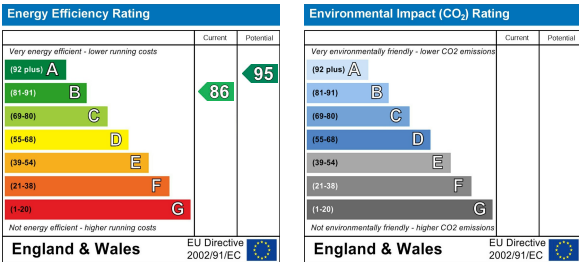


Not to scale. For illustrative purposes only

Offers In Excess Of £325,000 Freehold

A well presented modern four bedroomed semi detached built by Messrs Persimmon Homes in 2024 situated on a quiet road in the popular residential area of Scholars Green in Kingsthorpe. The accommodation comprises entrance hall, cloakroom, kitchen/diner and lounge. To the first floor there are three bedrooms and a family bathroom and bedroom one with ensuite shower to the second floor. Outside is a block paved driveway giving off road parking for two vehicles and the rear garden is mainly laid to lawn and patio and enjoys a sunny aspect.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door with port hole window, double radiator, stairs to the first floor, under stairs storage cupboard and doors to:-

CLOAKROOM

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

KITCHEN/DINER

15'2 x 9'5

Fitted with a range of base and eye level units, modern worktops and splashbacks, stainless steel sink and drainer with chrome mixer tap, built in appliances to include oven, hob and extractor, washer/dryer, fridge/freezer and dishwasher, radiator, space for table and UPVC double glazed window to the front.



LOUNGE

16'4 x 10'2

UPVC double glazed window to the rear, UPVC double glazed french doors opening to the rear garden and a double radiator.



FIRST FLOOR

LANDING

Stairs rising to the second floor and doors leading to:-

BEDROOM TWO

13'4 x 9'5

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

12'0 x 9'5

UPVC double glazed window to the front and radiator.

BEDROOM FOUR

10'1 x 6'6

UPVC double glazed window to the rear and radiator.

BATHROOM

6'7 x 5'5

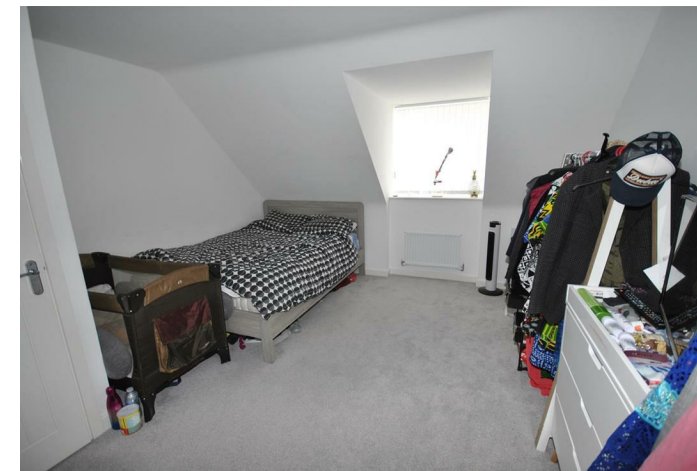
Suite comprising WC, wash hand basin, panelled bath with shower and glass screen, extractor, tiled splashbacks, radiator and UPVC double glazed window with obscure glass to the front.

SECOND FLOOR

BEDROOM ONE

20'5 x 13'1

UPVC double glazed window to the front, Velux roof window to the rear, two radiators, loft access and door to:-



ENSUITE SHOWER ROOM

8'9 x 5'6

Suite comprising WC, wash hand basin, corner shower cubicle with glass doors, tiled splashbacks, Velux roof window and double radiator.



OUTSIDE

FRONT GARDEN

The block paved driveway gives off road parking for two cars with pathway leading to the front door, secure gated access to the side from front to rear.

REAR GARDEN

The rear garden is mainly laid to lawn with a patio area, enclosed by wood panel fencing and enjoys a sunny aspect.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band C

LOCAL AMENITIES

Kingsthorpe offers many facilities including Supermarkets, Library, Off Licence, Post Office, Public Houses and restaurants. There are bus services to Northampton town centre. Local schools include Kingsthorpe Village Primary, Boughton Primary School, Kingsthorpe Grove Primary and All Saints CEVA Primary. Secondary education is available at Kingsthorpe Community College.

HOW TO GET THERE

Proceed out of Northampton town centre along the A508 and continue along this road and onto the Barrack Road and continue on this road for approximately two miles. Upon entering Kingsthorpe main shopping front turn right onto Boughton Green Road and proceed along this road

For further information on viewing call 01604 230222