



22 Poachers Way, Kingsthorpe, Northampton, NN2 8AY
£330,000 Freehold

New to the market is this beautifully presented three/four bedroom semi detached property in immaculate condition throughout, situated within the sought after cul-de-sac of Poachers Way. The accommodation comprises entrance hall, kitchen/breakfast room, lounge, dining room/bedroom four and bedroom three. To the first floor is a modern refitted bathroom, two bedrooms and an en-suite to the master bedroom. Outside to the rear is a pleasant, well maintained garden with three patio areas. To the front is a driveway for several vehicles leading to a one and a half length garage. Please call 01604 722917 to arrange an appointment. EPC Rating: C. Council Tax Band: C

Three/Four Bedroom Semi Detached | Refitted Modern Kitchen/Breakfast Room | Driveway & Garage | Extended To Rear | Separate Dining Room | Excellent Condition Throughout

modern marketing · traditional values

ENTRANCE HALL

uPVC semi glazed entrance door with uPVC obscure window to side. Wood effect flooring. Vertical radiator. Staircase rising to first floor landing. Doors to:

KITCHEN/BREAKFAST ROOM 5.34m x 2.37m (17'6 x 7'9)

uPVC double glazed windows to side and rear elevations. uPVC double glazed door to rear garden. Range of cashmere gloss handleless wall and base units with larder cupboards. Quartz work surfaces, upstands and splash backs. Integrated Bosch induction hob with Bosch extractor, integrated Bosch double oven, fridge/freezer, wine cooler, washing machine and dishwasher. Inset sink and drainer with Quooker mixer tap over. Wood effect flooring.

LOUNGE 7.52m x 3.54m (24'8 x 11'7)

uPVC double glazed sliding doors to garden. Radiator. Vertical radiator. Coving. Decorative surround and inset log burner. Glazed double oak doors into dining room/bedroom four.

DINING ROOM/BEDROOM FOUR 3.56m x 3.05m (11'8 x 10'0)

uPVC double glazed windows to front. Radiator. Wood effect flooring. Coving. Solid oak door to hall.

BEDROOM THREE 2.62m x 2.87m (8'7 x 9'5)

uPVC double glazed window to front and side elevations. Radiator. Coving. Understairs cupboard.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors to storage in eaves, bedrooms, bathroom and cupboard.

BEDROOM ONE 3.56m x 3.03m (11'8 x 9'11)

uPVC double glazed window to rear elevation. Radiator. Integrated storage.

EN-SUITE 2.14m x 2.11m (7'0 x 6'11)

uPVC double glazed window to rear elevation. Wall mounted heated towel rail. Suite comprising low level WC, pedestal wash hand basin and double shower enclosure with rainfall and wall mounted shower. Tiled floor. Tiled walls.

BEDROOM TWO 0.93m x 0.83m (3.04 x 2.73)

uPVC double glazed window to front elevation. Vertical radiator. Wood effect flooring.

BATHROOM 1.99m x 2.09m (6'6 x 6'10)

uPVC double glazed window to side elevation. Chrome heated towel rail. Three piece suite comprising panel bath, vanity wash hand basin and WC set within bathroom furniture. Half waterproof panelled walls to splash areas.

OUTSIDE

FRONT GARDEN

Block paved driveway providing off road parking for several vehicles.

REAR GARDEN

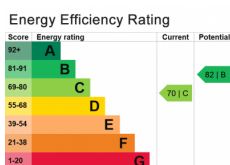
Lower patio. Steps to raised garden with artificial lawn and patio area. Flower beds with slate and palm tree. Fully enclosed.

GARAGE

Brick built garage with electric door. Light and power. uPVC double glazed window to rear elevation. uPVC semi glazed door into:

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

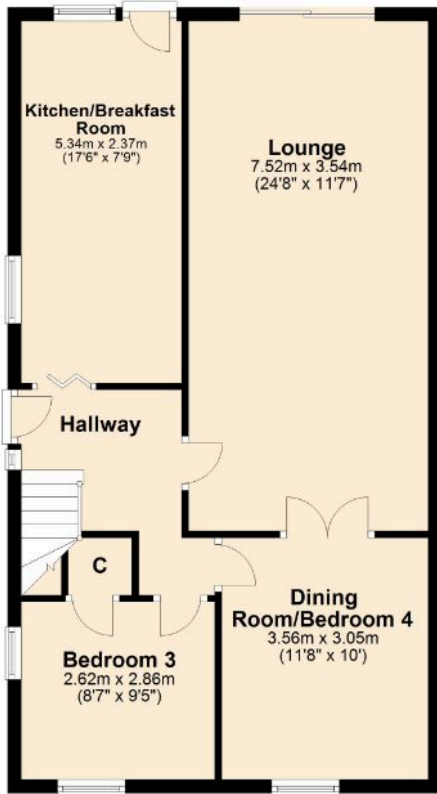


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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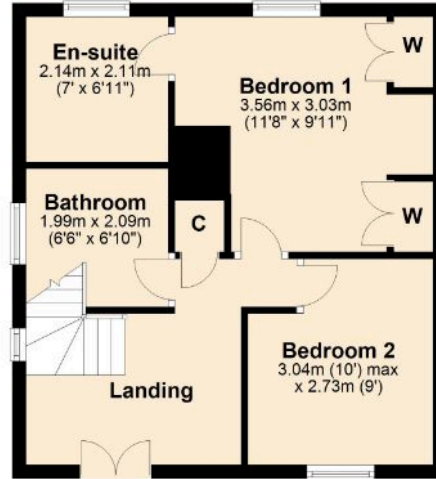
Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)



LOCAL AREA INFORMATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.

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