

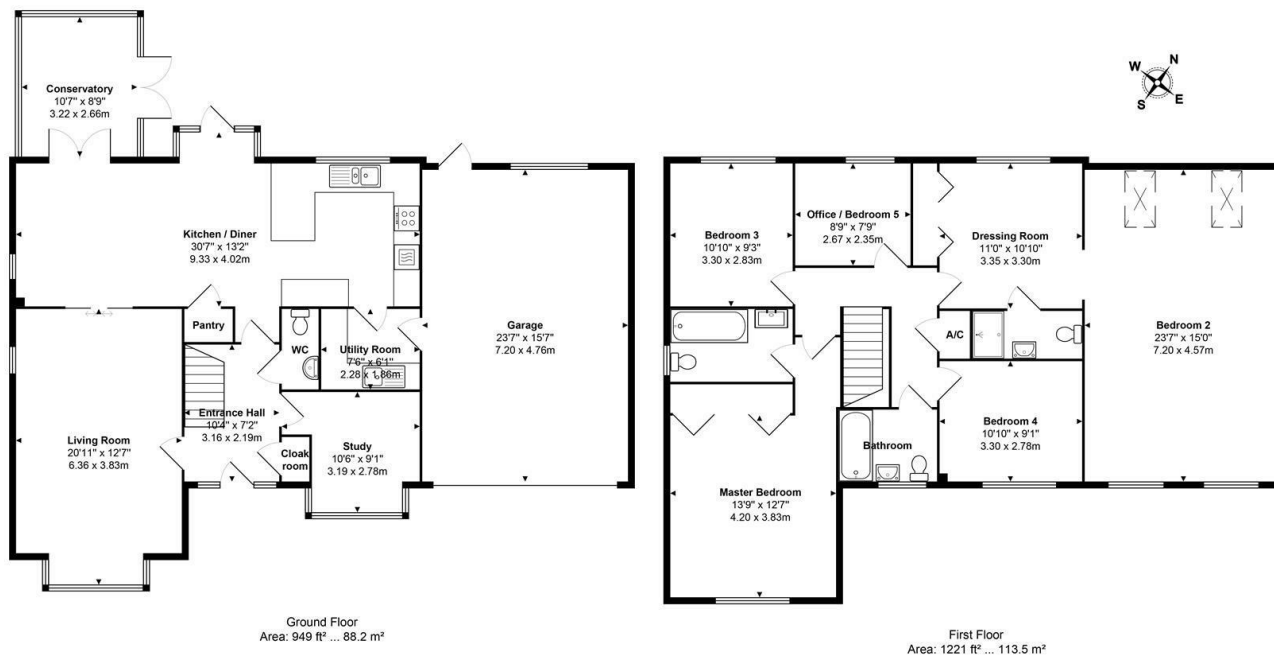


1 LAUREL VALLEY NORTHAMPTON, NN4 0YU

£840,000
FREEHOLD

Stonhills are pleased to offer this stunning and much improved five bedroom detached family home which is situated on Collingtree Park itself within this prestigious golf course development, with good access to local amenities, schools, and road and rail links. Collingtree Park also benefits from a Virgin Active health club with indoor and outdoor pools, gym and spa facilities. The accommodation comprises: lounge, study, kitchen/dining/family room, conservatory, utility room, wc, bedroom one with dressing room and ensuite, bedroom two with ensuite, three further bedrooms, bathroom, double garage, off road parking and private rear garden. The property also benefits from planning permission for a further extension (plans available on request) with potential for a two storey addition if required. Homes on this exclusive road are rarely available.

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LAND & ESTATE AGENTS



Total Area: 2170 ft² ... 201.6 m² (excluding garage)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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