

# BOURTON CLOSE, NORTHAMPTON, NN4

£450,000 | 4 Bed House - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this extended four bedroom detached family home that occupies a large wrap around plot. The property is ideally located in the corner of a cul-de-sac next to some woodland. The well presented accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen, dining room that opens up into a large conservatory, utility room, first floor landing, bedroom one with en-suite, three further double bedrooms and a family bathroom. The property further benefits from gas radiator heating, upvc double glazing, oversized garage, off road parking for several cars and a large rear garden.

COUNCIL TAX BAND: D

- Four Double Bedrooms
- Extended
- Detached Family Home
- Large Corner Plot
- Gardens To Front, Sides & Rear
- Oversized Garage
- Cloakroom
- Utility Room
- Conservatory
- En Suite

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

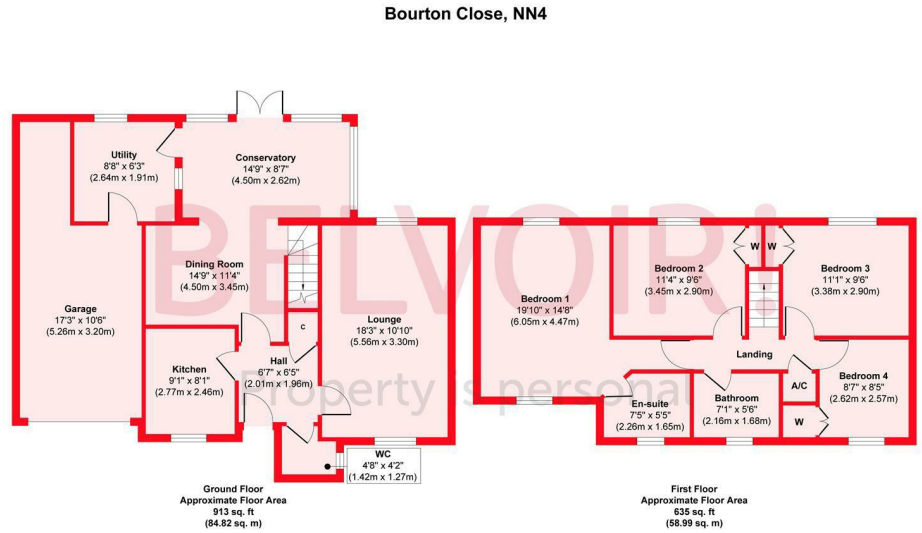


# BOURTON CLOSE, NORTHAMPTON, NN4

£450,000 | 4 Bed House - Detached

# BELVOIR!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>65</b>	<b>76</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Approx. Gross Internal Floor Area 1548 sq. ft / 143.81 sq. m**  
Illustration for identification purposes only; measurements are approximate, not to scale.  
 Produced by Elements Property

