

for sale

£317,500



## South Copse Northampton NN4 0RY

Set within the popular location of East Hunsbury this detached family home which is offered to the market with NO UPWARD CHAIN and is SOLD AS SEEN. The property offers a re-fitted kitchen, a family room/home office, a family bathroom, separate shower room and single garage.





# South Copse Northampton NN4 0RY

## Entrance Hall

UPVC door to the front elevation with UPVC double glazed window to the side. Doors lead off to the family shower room and kitchen/dining room.

## Family Shower Room

White three piece suite comprising shower cubicle, low level flush w.c and vanity wash hand basin. Wall mounted radiator, extractor fan, chrome heated towel rail, and tiling to splash areas and floor.

## Kitchen/ Dining Room

17' 4" x 9' 6" ( 5.28m x 2.90m )

Fitted kitchen with a range of wall and base level units. Sink and drainer with swan neck mixer tap set into work surfaces with

complimentary up stands. Integrated washing machine, fridge/freezer, single electric oven and microwave oven, and electric hob with cooker hood over. Recessed spot lights to ceiling, wall mounted radiator, tiled floor and UPVC door to the side elevation. French doors open to the living room.

## Living Room

15' 6" x 9' 11" plus door recess ( 4.72m x 3.02m plus door recess )

Feature fireplace with gas fire fitted. Glazed French doors with window to the side, open to the family room/home office. Dado rail, coving to ceiling and wall mounted radiator.

## Family Room/ Home Office

15' 8" x 7' 10" ( 4.78m x 2.39m )

A great room looking out over the rear garden and ideal as a work from home space. UPVC double glazed windows to the rear



and side elevation and UPVC double glazed French doors leading out to the rear garden.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Cupboard housing the central heating boiler and access to the loft space.

### Bedroom One

13' 3" x 8' 7" plus door recess ( 4.04m x 2.62m plus door recess )

UPVC double glazed window to the rear elevation. Coving to ceiling and wall mounted radiator.

### Bedroom Two

9' 5" x 8' ( 2.87m x 2.44m )

UPVC double glazed window to the front elevation. Coving to ceiling and wall mounted radiator.

### Bedroom Three

10' 1" x 6' 6" ( 3.07m x 1.98m )

UPVC double glazed window to the rear elevation. Coving to ceiling and wall mounted radiator.

### Bedroom Four

8' x 6' ( 2.44m x 1.83m )

UPVC double glazed window to the front elevation. Coving to ceiling and wall mounted radiator.

## Family Bathroom

White three piece suite comprising panelled bath with mixer tap, low level flush w.c and pedestal wash hand basin. Chrome heated towel rail, fully tiled to walls and floor and UPVC opaque double glazed window to the side elevation.

## Outside

## Front Garden

Gravelled border with shrubs set in. Driveway to the side leads to the single garage, and gated access to the rear garden.

## Garage

Single garage with up and over door and power and lighting connected.

## Rear Garden

Mainly laid to lawn with mature shrubbery and retaining timber fencing.

## Council Tax Band

D.





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Property Ref: WFL407529 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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