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Connells

Cottesbrooke Gardens
Northampton



Property Description

Rarely offered to market with NO ONWARD CHAIN is this well-presented four-bedroom detached family home located in the highly desired area of 'East Hunsbury'. This property benefits from being situated on a substantial plot with a private driveway offering parking for 4-6 cars leading as well as a double garage.

In brief, this property comprises an entrance hall, work from home office, downstairs cloakroom, spacious 28ft living/dining room with a sliding door leading to the sunroom, a generously sized kitchen/breakfast room with an integrated dishwasher and a range cooker which will remain with the property, leading through to a utility room with an integrated washing machine and fridge freezer. To the first floor there are four bedrooms all with fitted wardrobes, an en-suite to support the master bedroom as well as a family bathroom. Outside there is a private driveway offering parking for 4-6 cars supported by a double garage, and to the rear there is a garden primarily consisting of Lawn with a decked area to the far end.

East Hunsbury offers ample schooling options both primary and secondary, and also offers easy access to the A45 and M1 road links.

Entrance Hall

Enter via a wooden front door with two double glazed windows either side to the front aspect. Wooden flooring. Wall mounted radiator.

Home Office

7' x 6' 5" (2.13m x 1.96m)

Enter from entrance hall. Carpeted flooring. Wall mounted radiator. Double glazed window to front aspect.

Cloakroom

Enter from entrance hall. Tiled flooring. Wc and wash-hand basin. Double glazed window to side aspect. Heated towel rail.

Living/Dining Room

28' 10" x 10' 11" (8.79m x 3.33m)

Enter from entrance hall. Wooden Flooring. Gas fireplace. Double glazed window to front aspect looking out onto the driveway. Three wall mounted radiators. Spotlights. Sliding patio door to access sun room.

Sun Room

25' x 9' 5" (7.62m x 2.87m)

Enter from living/dining room. Tiled flooring. Double glazed windows surround. French doors to access the rear garden. Two wall mounted radiators and two ceiling fans.

Kitchen/Breakfast Room

15' 2" x 10' 2" (4.62m x 3.10m)

Enter from entrance hall or living room. Tiled flooring with underfloor heating. Two double glazed windows to rear aspect looking into the sunroom. Integrated dishwasher as well as a range cooker which will remain with the property. Extractor hood located above. Larder cupboard located under the stairs. Spotlights.

Utility Room

5' 9" x 4' 11" (1.75m x 1.50m)

Enter from the kitchen/breakfast room. Tiled flooring. Door to side aspect to access both the front and the rear gardens. Combi boiler. Integrated fridge freezer and dishwasher.

First Floor Landing

Stairs rise from entrance hall. Carpeted flooring. Built-in storage cupboard. Loft hatch above.

Master Bedroom

12' 9" x 10' 11" (3.89m x 3.33m)

Enter from first floor landing. Carpeted flooring. Double glazed window to front aspect looking out onto the driveway. Two fitted wardrobes and wall mounted radiator.

En-Suite Shower Room

Enter from master bedroom. Laminate flooring. Heated towel rail. Double glazed frosted window to side aspect. Extractor fan. Three piece suite to include wc, wash-hand basin and walk-in shower with rainfall shower head.

Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m)

Enter from first floor landing. Laminate flooring. Fitted wardrobe. Double glazed window to front aspect. Wall mounted radiator.

Bedroom Three

11' 4" x 7' 5" (3.45m x 2.26m)

Enter from first floor landing. Carpeted flooring. Wall mounted radiator. Two fitted wardrobes.

Bedroom Four

11' 2" x 7' 5" (3.40m x 2.26m)

Enter from first floor landing. Carpeted flooring. Wall mounted radiator. Double glazed window to rear aspect. Fitted wardrobe.

Family Bathroom

Enter from first floor landing. Tiled flooring. Heated towel rail. Three piece suite to include wc, wash-hand basin and bath with a rainfall shower head and an additional electric shower. Double glazed frosted window to rear aspect.

Outside

Driveway

Private driveway for 4-6 cars.

Front Garden

Lawn and patio area with a raised flower bed.

Rear Garden

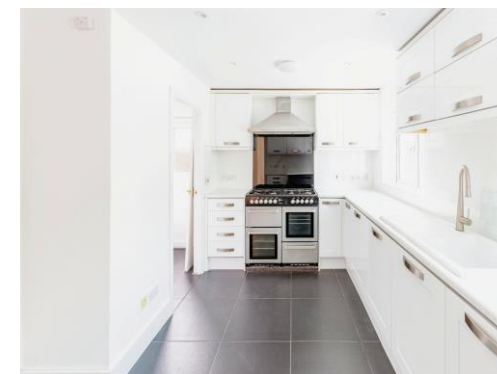
Fencing surround. Patio area followed by lawn and decking at the end of the garden.

Double Garage

Double garage with two up and over doors. Power and lighting connected.

Council Tax Band

E.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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