



Connells

Tiffany Gardens
Northampton



Property Description

Located in a cul-de-sac within the highly desired location of East Hunsbury is this immaculately presented four-bedroom detached family home that has received numerous renovations from the current owners. These renovations include an extension over the garage, a part conversion to the garage allowing for a utility room, and a refitted kitchen amongst several other improvements that have been made throughout the property. Ideal for families, this property also benefits from driveway parking for four cars to the front.

In terms of the area, East Hunsbury offers access to numerous local amenities such as shops and numerous schooling options both primary and secondary. This property's exact location also offers easy access to the A45, A508 and M1 road links making it easy to commute north and south if required.

Accommodation comprises entrance hall, downstairs cloakroom, living room, dining room, kitchen, utility room, first floor landing, four bedrooms, an en-suite to support the master bedroom and a separate family bathroom. Outside there is driveway parking for four cars, a part converted integral single garage and an immaculate rear garden.

Entrance Hall

As you enter the property you are welcomed by an inviting entrance hall with Kardean oak royale flooring and a wall mounted radiator.

Downstairs Cloakroom

Kardean flooring. Double glazed opaque window to front aspect with shutter blinds. Two-piece suite to include a wc and a wash hand basin vanity unit. Wall mounted radiator.

Living Room

17' x 13' (5.18m x 3.96m)

Kardean flooring. Double glazed window to front aspect with shutter blinds. Fireplace to the centre of the external wall. Wall mounted radiator.

Dining Room

10' 7" x 10' (3.23m x 3.05m)

Kardean flooring. French doors to rear aspect to access the garden. Wall mounted radiator.

Kitchen

14' 11" x 10' (4.55m x 3.05m)

An immaculately presented kitchen which boasts a centre island as well as a range of wall and base level units. Integrated dishwasher and wine cooler. Built in storage situated understairs. Recessed spotlights and an upright wall mounted radiator. Single door to side aspect to access the garden.

Utility Room

7' 7" x 6' 6" (2.31m x 1.98m)

Situated within the garage conversion with sink and space for fridge freezer, washing machine and dryer.

First Floor Landing

Rise from entrance hall. Built in airing cupboard with a radiator located inside and access to the loft.

Master Bedroom

12' 5" Maximum x 10' 9" (3.78m Maximum x 3.28m)

A Double bedroom consisting of double-glazed window to front aspect with shutter blinds. Wall mounted radiator.

En-Suite

A well-presented three-piece suite containing wc, wash hand basin vanity unit and a walk-in shower cubicle. Double glazed opaque window to side aspect. Recessed spotlights. Chrome upright wall mounted radiator.

Bedroom Two

16' Maximum x 10' 10" Maximum (4.88m Maximum x 3.30m Maximum)

A double bedroom consisting of two double glazed windows with shutter blinds to front aspect. Two wall mounted radiators.

Bedroom Three

13' 11" x 7' 5" (4.24m x 2.26m)

Double glazed window to rear aspect. Recessed spotlights. Wall mounted radiator.

Bedroom Four

9' 8" x 8' 6" (2.95m x 2.59m)

Laminate flooring. Double glazed window to rear aspect. Recessed spotlights. Wall mounted radiator.

Bathroom

An immaculate three-piece suite consisting of wc, a wall-based wash hand basin and a bathtub with shower attached. Double glazed opaque window to rear aspect. Recessed spotlights and chrome towel rail radiator and electric underfloor heating.

Outside

Driveway

Block paved driveway offering parking for up to four cars.

Garage

11' 9" x 7' 10" (3.58m x 2.39m)

Part converted single garage. Up and over door to the front. Power and lighting and a range of solid worktops.

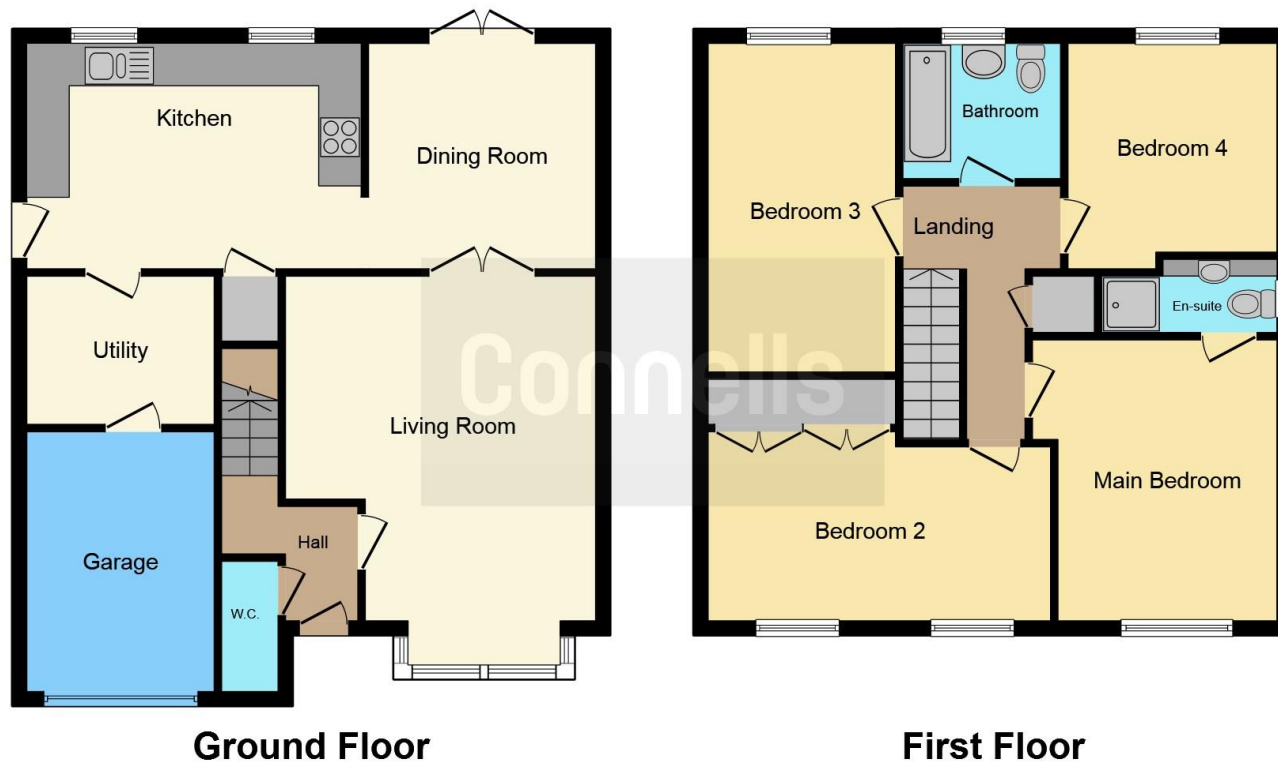
Rear Garden

Enclosed by timber fencing. Patio area directly to the rear of the property. Lawn to the centre of the garden. Bespoke covered seating area with power and lighting situated at the end of the garden with its own patio area. Timber shed with power and lighting.









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

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

EPC Rating: C

Tenure: Freehold

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