

for sale

offers over **£330,000**



Peppercorn Way Northampton NN4 0TT

Located in the highly sought after 'East Hunsbury' area is this beautifully presented three-bedroom detached family home. This family home is situated within close proximity to a number of local amenities and road links.

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Entrance Hall

UPVC door to front aspect with opaque windowpanes.

Living Room

15' into bay x 10' 6" (4.57m into bay x 3.20m)

UPVC double glazed bay window to front aspect. Door to access the dining room. Coving to ceiling. Wall mounted radiator.

Dining Room

10' 7" x 8' 7" (3.23m x 2.62m)

Tiled flooring. Double glazed door to rear aspect to access the garden. Double glazed window to rear aspect. Wall mounted radiator. Doorway to kitchen.

Kitchen

8' 7" x 8' (2.62m x 2.44m)

Tiled flooring. A range of wall and base level units. Range cooker with extractor hood above. Double glazed UPVC window to rear aspect. Space for dishwasher. Sink and drainer.

Downstairs Cloakroom

Wc and wash-hand basin. Wall mounted radiator. Extractor fan.

Integral Garage/Utility Room

Single integral garage with stud wall at three quarters to provide a storage area as well as a utility space. Plumbing for washing machine and space for a dryer.

First Floor Landing

Doors leading to three bedrooms and a bathroom. Airing cupboard. Access to the loft.

Master Bedroom

13' into wardrobe x 10' 9" max (3.96m into wardrobe x 3.28m max)

UPVC double glazed window to rear aspect. Fitted wardrobe. Wall mounted radiator. Door to en-suite.

En-Suite

Wc, wash-hand basin vanity unit and walk-in corner shower cubicle. Fully tiled all round. Wall mounted radiator. UPVC double glazed opaque window to rear aspect.

Bedroom Two

10' 11" max x 10' 9" max (3.33m max x 3.28m max)

UPVC double glazed window to front aspect. Fitted wardrobe. Wall mounted radiator.



Bedroom Three

8' 8" x 8' 4" (2.64m x 2.54m)

UPVC double glazed window to front aspect. Wall mounted radiator. Fitted wardrobe.

Family Bathroom

Bath, pedestal wash-hand basin and wc, Wall mounted radiator. Splashback tiling all round. UPVC double glazed opaque window to rear aspect.

Outside

Front Garden

Landscaped. Mature shrubs and monkey puzzle tree. Artificial lawn. Pathway to door. Side access to the rear garden.

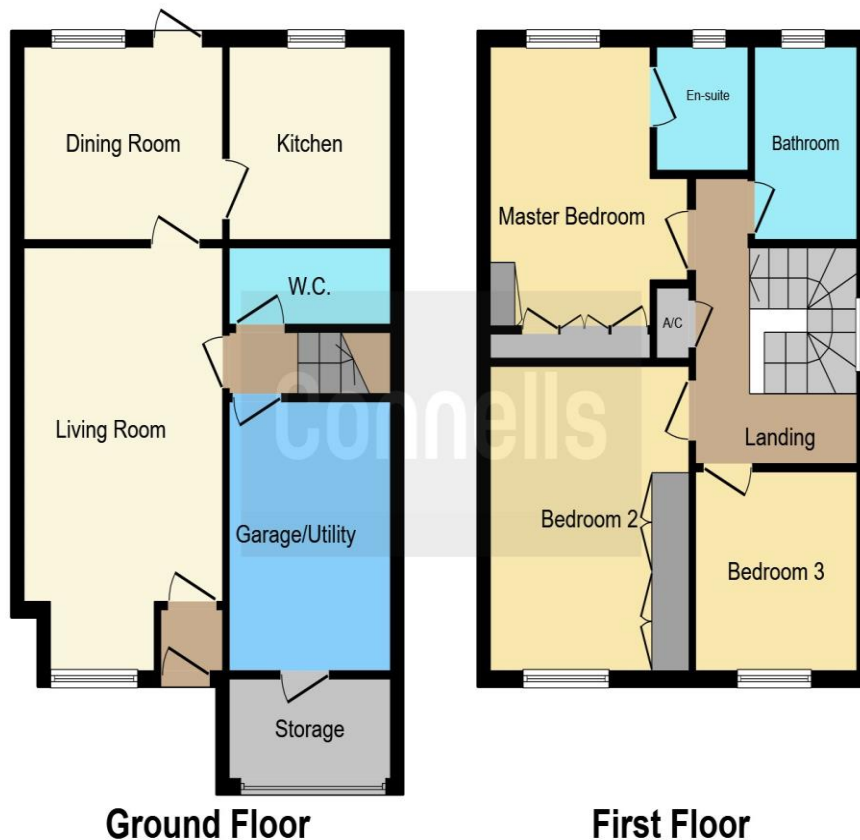
Rear Garden

Patio area directly behind the house. Artificial lawn. Summer house and shed.

Council Tax Band

C.





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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Property Ref: WFL408029 - 0004

Tenure: Freehold

EPC Rating: D

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