



Connells

Pitbank Drive
Collingtree NORTHAMPTON

Pitbank Drive Collingtree NORTHAMPTON NN4 0AQ

for sale offers over
£500,000



Property Description

A beautifully presented four-bedroom detached family home located in the highly sought-after Collingtree, Northampton. This spacious and modern property offers an ideal blend of comfort and style, making it the perfect home for growing families. The property boasts well-proportioned rooms, high-quality finishes, and a lovely garden. Conveniently located with excellent transport links, local amenities, and schools within easy reach, this home is a must-see.

This stunning home offers exceptional living space in a peaceful setting, perfect for families looking for both convenience and comfort. Book a viewing today!

Entrance Hall

Door to the front elevation with an opaque windows to the side. Doors leading off to the cloakroom, living room and kitchen/dining room. Stairs rising to the first floor landing, understairs storage and wall mounted radiator.

Cloakroom/ Utility Room

6' 8" x 6' 6" (2.03m x 1.98m)

Suite comprising a low level flush w.c and a vanity wash hand basin with tiling to the splash back area. Fitted with base level units and plumbing for washing machine.

Study

6' 8" x 6' 7" (2.03m x 2.01m)

Two double glazed windows, one to the side and one to the front elevation. Wall mounted radiator.

Lounge

16' 6" x 11' 1" (5.03m x 3.38m)

Double glazed window to the front and side elevation, TV point and wall mounted radiator.

Kitchen/ Dining Area

25' 4" x 11' (7.72m x 3.35m)

Fitted with a range of wall and base level units. Stainless steel sink set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising a fridge freezer, dishwasher, electric oven, and five ring gas hob with a cooker hood over. Breakfast bar, space for dining table and chairs. Double glazed window to the rear elevation and double glazed bi-fold door.

First Floor Landing

Stairs rising from the entrance hall with doors leading off to the four bedrooms and the family bathroom. Access to the loft space.

Bedroom One

14' 9" max x 12' 10" max (4.50m max x 3.91m max)

Double glazed windows to the front elevation and wall mounted radiator.

En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c and vanity wash hand basin with tiling to the splash back areas and floor. Chrome heated towel rail and double glazed window to the side elevation.

Bedroom Two

12' 4" max x 12' 6" max (3.76m max x 3.81m max)

Double glazed window to the front elevation and wall mounted radiator.

Bedroom Three

13' 5" max x 7' 11" max (4.09m max x 2.41m max)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Four

8' 1" max x 11' 10" max (2.46m max x 3.61m max)

Double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Suite comprising a bath, low level flush w.c and vanity wash hand basin with tiling to the splash back areas and floor. Wall mounted radiator and double glazed window to the side elevation.

Outside

Front Garden

To the front of the property there is a driveway providing off road parking. Lawned area and paved pathway leading to the front door. Gated access to the side of the property leading to the rear garden.

Rear Garden

Mainly laid to lawn with paved patio area, which is ideal for entertaining. Timber retaining fence and gated access to the front garden.

Garage

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

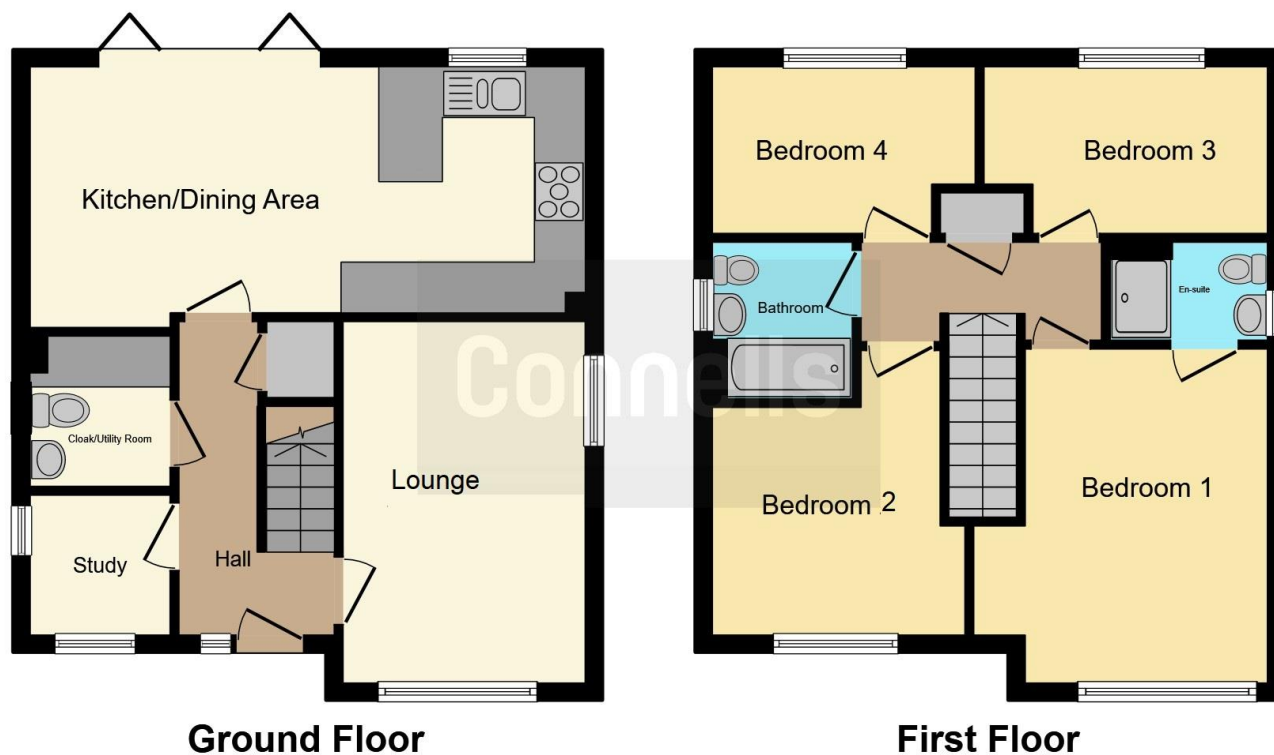
Council Tax Band

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

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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WFL407993



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WFL407993 - 0005