



Connells

Swallow Close  
Northampton



# Swallow Close Northampton NN4 0QL

for sale  
**£525,000**



## Property Description

Located in the popular area of East Hunsbury and offered to the market is this detached family home ideally located in a cul-de-sac. The property offers an entrance porch, entrance hall, downstairs cloakroom, living room and open plan kitchen/dining room, UPVC conservatory and home office/snug. To the first floor there are four bedrooms with en-suite shower to the master bedrooms and the family bathroom completing the internal accommodation. Outside to the front of the house there is a large block paved driveway providing off road parking for several cars, lawned area and lawned garden to the rear with large paved patio which is ideal for entertaining. Viewing is highly advised to fully appreciate.

## Entrance Porch

Double glazed French doors to front elevation and two double glazed windows, one to the front and one to the side aspect.

## Entrance Hall

Stairs rising to first floor landing, cupboard and wall mounted radiator.

## Cloakroom

Suite comprising a wash hand basin and low level flush wc with tiling to splashback areas. Wall mounted radiator. Double glazed window to the front elevation.

## Home Office/ Snug

16' 10" max x 13' 4" max ( 5.13m max x 4.06m max )

Two double glazed windows to the front

elevation, double glazed window to the rear aspect and door to the rear garden. Versatile space with plumbing capacity for a utility area.

## Living Room

19' 3" max x 11' 3" max ( 5.87m max x 3.43m max )

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

## Open Plan Kitchen/ Dining Room

28' max x 10' 2" max ( 8.53m max x 3.10m max )

Fitted with a range of wall and base level units. Space for range cooker and for fridge freezer. Plumbing for washing machine or dishwasher, and filtered refrigerated water. Two double glazed windows to the rear elevation and wall mounted radiator. Bi-fold doors to conservatory.

## Conservatory

11' 4" x 10' ( 3.45m x 3.05m )

UPVC and brick construction. Doors to garden.

## First Floor Landing

Stairs rising from entrance hall with doors leading off to four bedrooms and family bathroom. Loft access and airing cupboard.

## Main Bedroom

12' 6" max x 11' 10" max ( 3.81m max x 3.61m max )

Two double glazed windows to the rear elevation, built in wardrobes and wall mounted radiator. Connecting door to the en-suite shower room.

## En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c and wash hand basin. Opaque double glazed window to the rear elevation and heated towel rail. Tiling to wet areas.

## Bedroom Two

11' 4" max x 11' 2" max ( 3.45m max x 3.40m max )

Double glazed windows to the front elevation, built in wardrobes and wall mounted radiator.

## Bedroom Three

8' 9" max x 8' 8" max ( 2.67m max x 2.64m max )

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

## Bedroom Four

7' 9" x 7' 3" ( 2.36m x 2.21m )

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

## Family Bathroom

Suite comprising bath with shower screen and shower over, low level flush w.c and wash hand basin. Opaque double glazed window to the rear elevation, heated towel rail and cupboard.

## Outside

### Front Garden

Lawned area with mature planted borders, large blocked paved driveway providing off road parking space for multiple cars.

### Rear Garden

Fully enclosed rear garden, laid to lawn with some mature shrubs and trees and patio area which is ideal for entertaining.

### Council Tax Band

E.



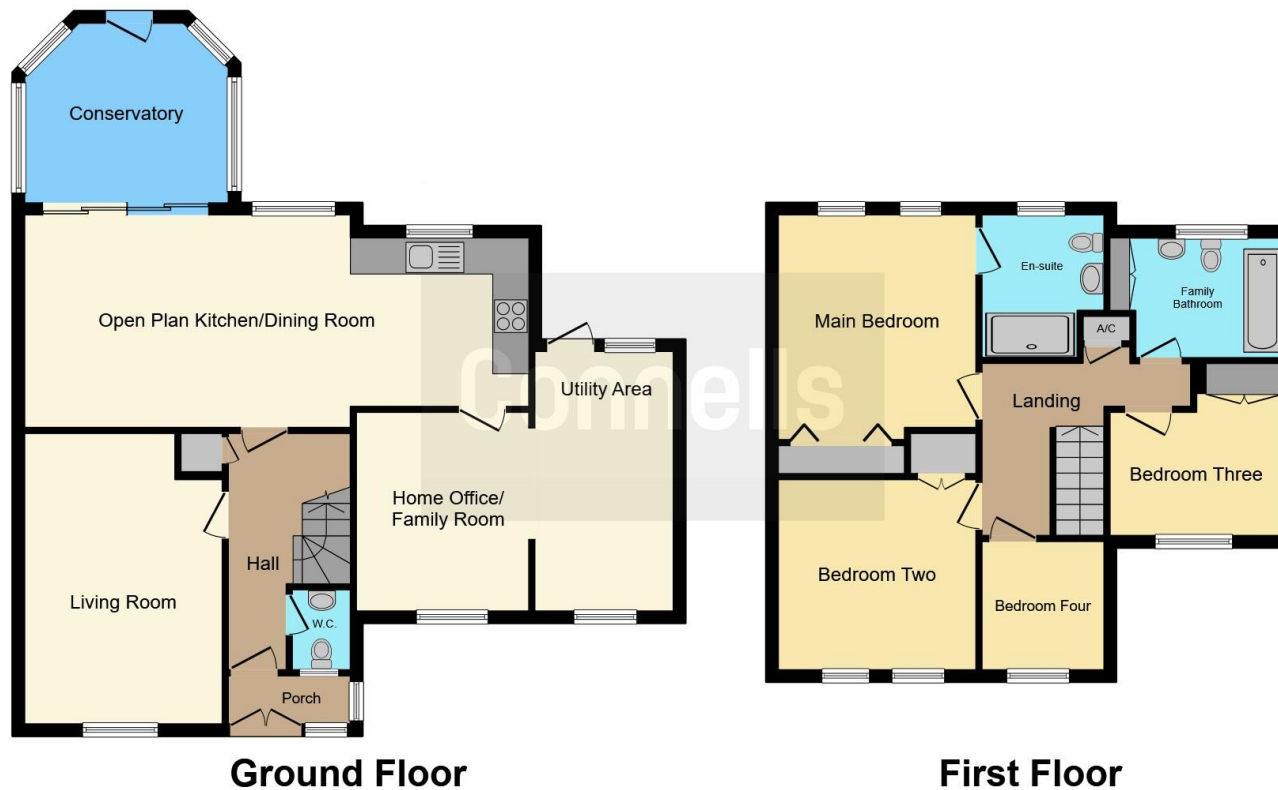












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01604 706644**  
**E [woottonfields@connells.co.uk](mailto:woottonfields@connells.co.uk)**

11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WFL408284](http://connells.co.uk/Property/WFL408284)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WFL408284 - 0003