

for sale

£365,000



Harcourt Way Northampton NN4 8JS

This detached home located in the sought after area of Hunsbury Hill with three reception rooms along with three double bedrooms with the master bedroom benefiting from an en-suite shower room. Landscaped front and rear gardens, viewing is advised

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Entrance Hall

Door to the to the side elevation. Connecting doors to the cloakroom, home office / play room and the dining room.

Cloakroom

Suite comprising a low level flush w.c and a wash hand basin with a tiled splashback. Wall mounted radiator and an opaque double glazed window to the front elevation.

Living Room

13' 3" x 10' 9" max (4.04m x 3.28m max)

UPVC double glazed door to the rear elevation with a complimentary window to the side. Feature fire surround with an electric fire fitted. TV and telephone points connected and coving to the ceiling.

Kitchen

10' 2" x 7' 8" (3.10m x 2.34m)

Fitting with a range of wall and base level units, ceramic sink and drainer set onto the work surface with a swan neck mixer tap over with tiling to the splashback areas. Space for an under counter fridge and plumbing for a washing machine. Integrated appliances comprising an electric oven with a four gas ring hob with extractor over and further tiling to the splashback areas. UPVC double glazed window to the rear elevation and an opaque double glazed door to the side elevation.

Dining Room

10' 2" x 6' 11" (3.10m x 2.11m)

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

Second Living Room

15' 2" x 7' 6" (4.62m x 2.29m)

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

First Floor Landing

Stairs rise from the inner hall, doors lead off to the three bedroom.

Master Bedroom

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to the rear elevation, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising a tiled shower cubicle, low level flush w.c and a pedestal wash hand basin with further tiling to the splashback areas. Extractor fan, wall mounted radiator and an opaque double glazed window to the front elevation.



Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m)

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

Bedroom Three

9' 8" x 8' 7" (2.95m x 2.62m)

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

Family Bathroom

Suite comprising a panelled bath with mixer tap over with shower attachment, tiling to the splashback areas and a glazed screen. Low level flush w.c and a pedestal wash hand basin with further tiling to the splashback area. Wall mounted radiator and an opaque double glazed window to the side elevation.

Outside

Front Garden

Mature landscaped garden with a driveway providing off road parking. Gated access to the rear garden.

Rear Garden

Mature Landscaped rear garden with a range of shrubs, feature pond and timber retaining fence.





Ground Floor



First Floor

To view this property please contact Connells on

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Property Ref: WFL408464 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online [connells.co.uk/Property/WFL408464](https://www.connells.co.uk/Property/WFL408464)



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