



**Kelmarsh Avenue**  
Kingsthorpe, Northampton

**oriordanbond**  
SALES & LETTINGS





## Kelmarsh Avenue

Kingsthorpe  
NN2 7AW

Price  
£365,000

A well presented and improved four bedroom semi-detached family home, constructed in 2021 on the popular Scholars Green development, in the heart of Kingsthorpe. The property is located within walking distance to local schools, a public bus stop and ample amenities.

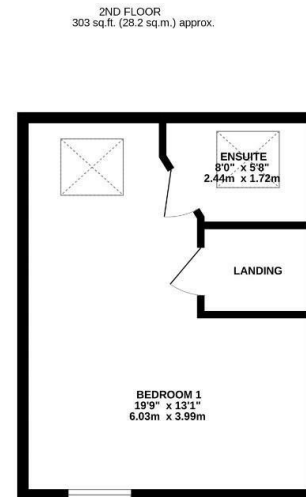
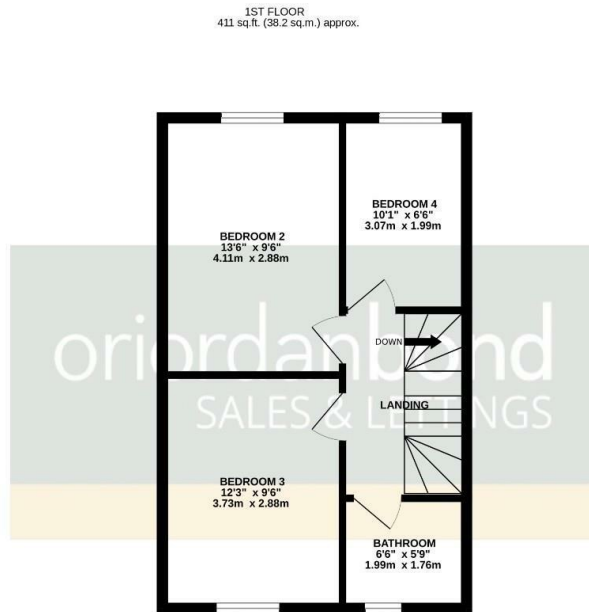
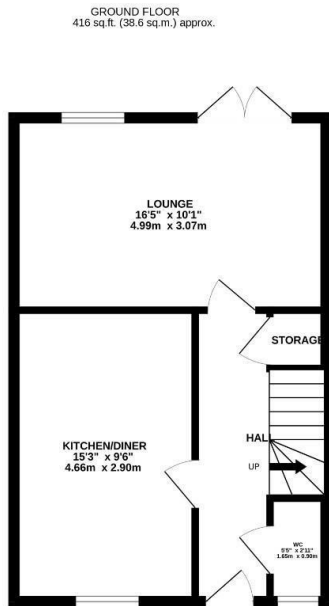
The accommodation over three floors comprises entrance hall, cloakroom/WC, under stairs storage cupboard, kitchen/dining room to the front with added units and fitted appliances and 16' sitting room to the rear with French doors opening to the garden. From the first floor landing are three generous size bedrooms serviced by a three-piece family bathroom. The second floor consists of a grand master suite with en-suite and dual aspect windows. Outside, to the rear is an enclosed garden with extended patio area leading to laid to lawn with side access to the garage and driveway. To the front of the property is a small low maintenance garden and driveway providing off road parking leading to a detached garage. Further benefits include uPVC double glazing and gas radiator heating. (A/1130/M)

- Improved four bedroom three storey semi-detached
- En-suite to master bedroom
- Kitchen/dining with integrated appliances
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage



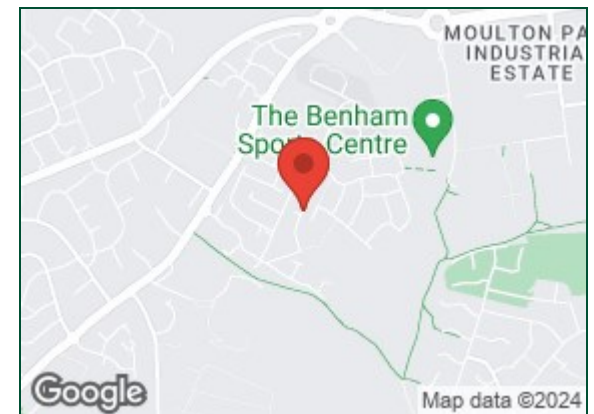






TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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