



Briar Hill Walk, Delapre, Northampton  
£275,000

Offers Over



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Hobin Roberts





IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





# Description

**\*\* 360 Virtual Tour \*\*** A well presented and extended three bedroom semi detached family home, situated within the popular location of Delapre. The property benefits from an additional shower room, gas radiator central heating and UPVC double glazing throughout. On entering the property there is an entrance hallway with stairs to the first floor and doors leading to the lounge/dining room and kitchen. Off the dining area there is a conservatory with French doors leading to the rear garden. The kitchen/ breakfast room provides ample wall, base units with worksurface space, inset gas hob, built in electric cooker, plumbing and space for a dishwasher and space for white goods. There is a separate laundry cupboard with plumbing for a washing machine and a courtesy door to the garage. To the first floor landing there are three bedrooms and a family bathroom with a three piece suite. Outside, there are front and rear gardens with off street parking leading to a single garage. No upward chain. Situated in Delapre, just to the south of Northampton Town Centre, the area enjoys easy vehicular and pedestrian access to a host of amenities. Northampton Town Centre is within easy reach, providing access to St James Retail Park and the Northampton University Waterside Campus is also within close proximity. Nearby, Delapre Park provides open space to relax or play a

round of golf. The A45 ring road is less than half a mile away and the railway station is just over a mile, making commuting easy.

## Council Tax

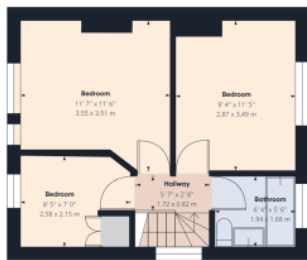
Band B

## EPC

EPC Rating D  
For full EPC please contact the branch.



Ground Floor Building 1



1st Floor Building 1

Approximate total area<sup>(1)</sup>  
970.60 ft<sup>2</sup>  
90.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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