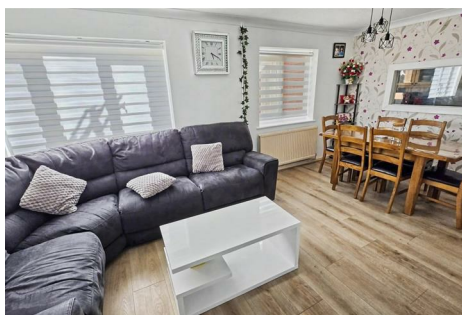


228 Obelisk Rise

**NORTHAMPTON
NN2 8TW**

£285,000



- **DETACHED**
- **GAS TO RADIATOR HEATING**
- **TANDEM LENGTH GARAGE**
- **FRONT AND REAR GARDENS**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming modern detached house located on the desirable Obelisk Rise in Northampton. This delightful property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house features a well-appointed bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to two vehicles, which is a rare find in many homes today. Additionally, the tandem length garage provides further storage options or the perfect space for a workshop.

Set in a modern development, this home offers a blend of contemporary living with the charm of a friendly neighbourhood. The location is ideal for families, with local amenities, schools, and parks within easy reach, making it a perfect choice for those seeking a vibrant community atmosphere.

This property presents an excellent opportunity for anyone looking to settle in a well-connected area of Northampton. With its appealing features and modern design, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Ground Floor

Entrance Porch

Tiled flooring, UPVC double glazed window to front and side, door to:

Entrance Hall

Stairs leading to first floor landing, UPVC double glazed window to front, laminate flooring, door to:

Cloakroom

Low level WC, hand wash basin, tiled splash areas, radiator.

Lounge/Diner

15'3" x 17'11" (4.67 x 5.48)

Laminate flooring, radiator, TV point, UPVC double glazed windows to front and rear, UPVC double glazed door to rear.

Kitchen/Breakfast Room

19'1" x 10'1" (5.84 x 3.09)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for washing machine and dishwasher, radiator, UPVC double glazed window to rear, UPVC door to side.

First Floor

Landing

Laminate flooring, radiator, UPVC double glazed window to front, loft access, built in storage cupboard.

Bedroom One

12'4" x 8'11" (3.76 x 2.73)

Built in wardrobe, radiator, laminate flooring, UPVC double glazed window to rear.

Bedroom Two

11'7" x 7'8" (3.54 x 2.34)

Laminate flooring, built in wardrobe, radiator, UPVC double glazed window to rear.

Bedroom Three

8'6" x 7'3" (2.61 x 2.22)

Laminate flooring, radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower mixer tap, hand wash basin, low level WC, tiled splash areas, heated towel rail, UPVC double glazed window to front.

Externally**Front Garden**

Area laid to lawn, block paved frontage with plants, driveway providing off road parking leading to garage.

Garage

Tandem length garage, up and over door, power and light connected.

Utility Room

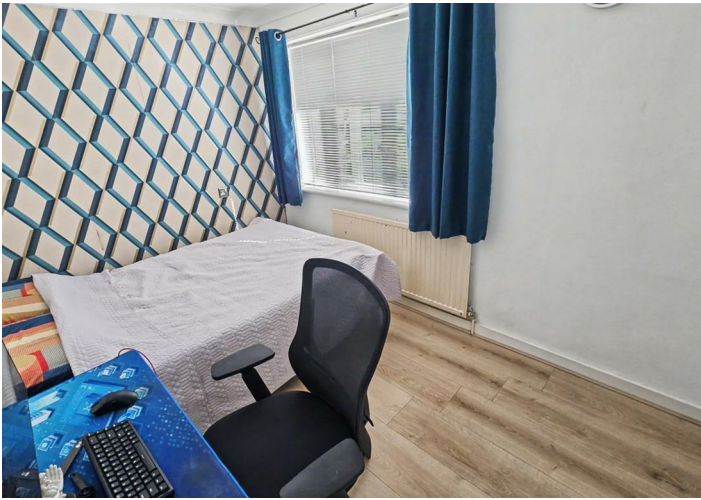
Garage partly converted to utility room, UPVC double glazed window to rear, door to back garden.

Rear Garden

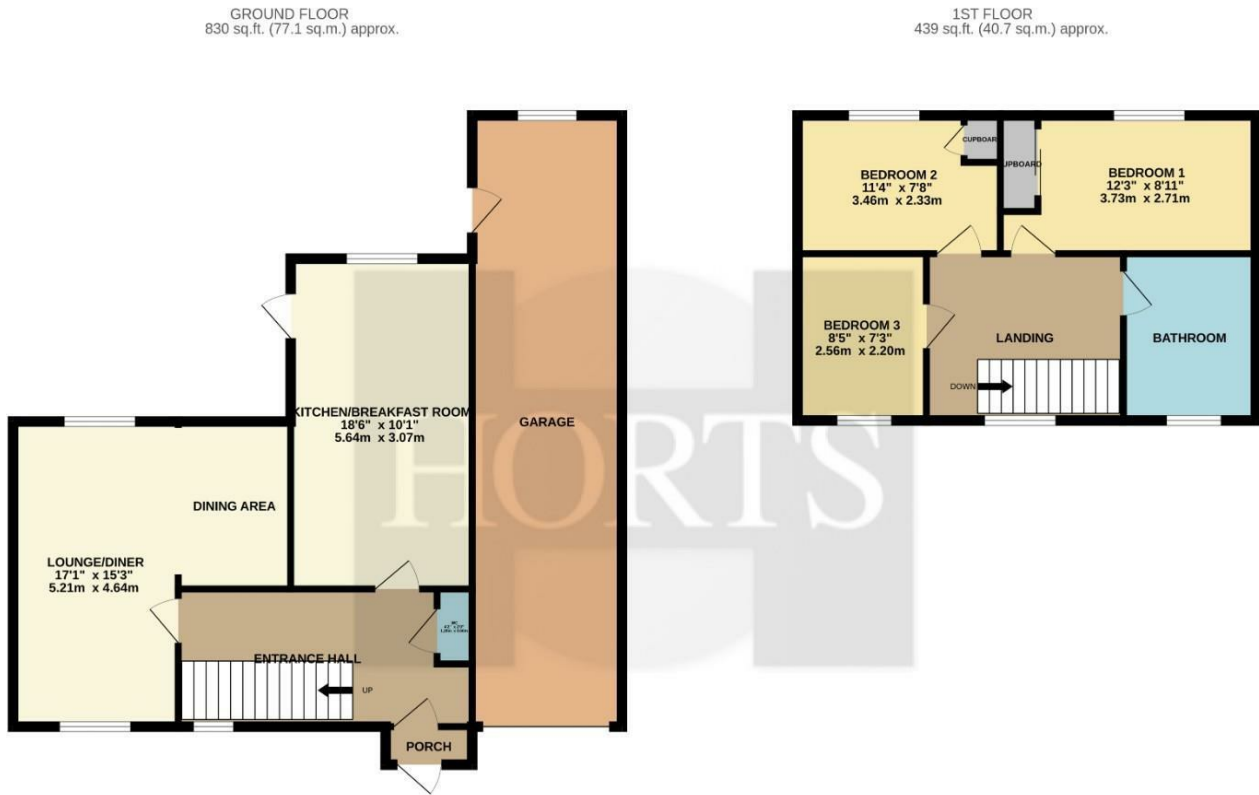
Paved patio area leading to lawn, flower and shrub borders, timber shed.

Agents Notes

Council Tax Band: C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.