

for sale

**£280,000** Freehold



**Ogilvie Avenue Northampton NN2 7FQ**

This immaculately presented three bedroom home is ideally located on the popular development of Scholar Green within easy access to transport routes, schools and amenities. Benefiting from a modern kitchen, cloakroom, en-suite and family bathroom, viewing is highly advised to fully appreciate.

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- Energy Rating: B
- IMMACULately PRESENTED
- SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS

# Property Details

## Entrance Hall

Door to the front elevation with further leading off to the cloakroom and living room. Wall mounted radiator and stairs rising to the first floor landing.

## Cloakroom

Modern white suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the front elevation.

## Living Room

UPVC double glazed window to the front elevation. Wall mounted radiator, under stairs cupboard and connecting door to the kitchen/dining room.

## Kitchen/ Dining Room

Modern fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, electric oven and four ring gas hob with stainless steel cooker hood over. Plumbing for washing machine and space for upright fridge/freezer. UPVC double glazed window to the rear elevation and UPVC double glazed French door leading out to the rear garden.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Linen cupboard and access to the loft space.

## Master Bedroom

UPVC double glazed window to the front elevation. Over stairs storage cupboard, wall mounted radiator and connecting door to the en-suite shower room.

## En-Suite Shower Room

Modern three piece white suite comprising shower cubicle, pedestal wash hand basin and low level flush w.c with complimentary tiling to splash back areas. Wall mounted heated towel rail, extractor fan and UPVC opaque double glazed window to the front elevation.

## Bedroom Two

UPVC double glazed window to the rear elevation and wall mounted radiator.

## Bedroom Three/ Home Office

A work from home office/bedroom three with UPVC double glazed window to the rear elevation and wall mounted radiator.

## Family Bathroom

Modern three piece white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low level flush w.c with complimentary tiling to splash back areas. Wall mounted heated towel rail, extractor fan and UPVC opaque double glazed window to the side

elevation.

## Outside

### Front Garden/ Driveway

Double width block paved driveway providing off road parking for two cars side by side. Path to front door, outside lighting and gated access to the side leading to the rear garden.

### Rear Garden

Mainly laid to lawn with paved patio area, retaining timber fencing and gated access to the side leading to the front of the house.

## Council Tax Band

C





To view this property please contact Connells on

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Property Ref: KTP408133 - 0001

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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