



71 Ash Rise
Northampton, NN2 8ST



Derran Dooley
Partnered With
Simpsons
Property Experts



A well-presented and extended three-bedroom semi-detached home, offering a great amount of living space and positioned within a popular residential part of Kingsthorpe, close to a wide range of local amenities.

The real standout of the home is the superb extended kitchen/dining room across the rear. This impressive L-shaped space provides plenty of room for both everyday family life and entertaining, with a fitted kitchen, breakfast bar and generous dining area, while French doors open directly onto the rear garden.

To the front is a comfortable separate lounge, creating a cosy second living space, with the ground floor accommodation completed by the entrance porch.

Upstairs are three bedrooms, with the main bedroom benefiting from built-in wardrobes providing plenty of useful storage, alongside a modern family shower room.

Outside, the enclosed rear garden offers a combination of patio and lawn, providing plenty of space for seating, entertaining and children to enjoy. To the front, there is a driveway providing off-road parking together with a single garage.

A great all-round family home with more space downstairs than you might initially expect, particularly thanks to the extended kitchen/dining area.

EPC RATING - C

COUNCIL TAX BAND - C



3



1



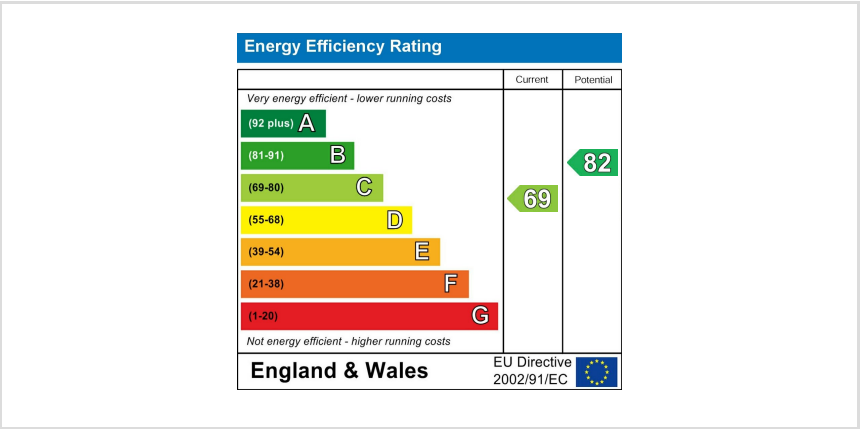
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£290,000



Ash Rise, located on the 'Obelisk' Estate in Kingsthorpe is a private residential part of Kingsthorpe, particularly well suited to families thanks to its established setting and convenient location. The area provides easy access to local schools, shops and everyday amenities, while Kingsthorpe itself offers a wider choice of supermarkets, cafés and services. There are also good road links towards Northampton town centre and the surrounding road network, making it a practical location for both families and commuters.







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