



**West Cotton Close, Northampton NN4 8BX**

**welcome to**

## **West Cotton Close, Northampton**

A spacious three-storey townhouse on West Cotton Close offering flexible family accommodation, including three bedrooms with potential for a fourth, generous living space, a private rear garden, and integral garage, all set within a popular residential location.

### **Entrance Hall**

The property is entered via a welcoming hallway providing access to the ground floor accommodation and stairs rising to the upper levels. The space offers a practical layout suitable for everyday family living.

### **Reception/Bedroom Four**

Located at the rear of the property, this versatile room is currently used as a reception space but could comfortably serve as a fourth bedroom, guest room or home office. Its proximity to the ground floor shower room makes it particularly suitable for multi-generational living or visiting guests.

### **Shower Room**

Fitted with a shower enclosure, wash hand basin and WC, providing convenient ground floor facilities and enhancing the flexibility of the layout.

### **Utility Room**

Positioned to the rear, the utility room offers additional worktop and appliance space and benefits from direct access to the rear garden, making it ideal for laundry, storage and day-to-day practicality.

### **Integral Garage**

Accessed internally and externally, the integral garage provides useful storage or potential for further adaptation, subject to any necessary consents.

### **First Floor Landing**

Stairs rise to a central first floor landing giving access to the main living accommodation.

### **Lounge/Dining Room**

A generous and well-proportioned living and dining space extending across the floor, featuring dual windows that provide plenty of natural light. There is ample space for both seating and dining furniture, making it ideal for entertaining and family use.

### **Kitchen**

The fitted kitchen is positioned to the rear and offers a range of wall and base units, work surfaces and integrated appliances. Overlooking the garden, it is a functional and well-arranged space suited to everyday cooking.

### **Second Floor Landing**

The top floor landing provides access to the bedroom accommodation and family bathroom.

### **Bedroom One**

A spacious double bedroom with ample room for wardrobes and bedroom furniture, enjoying pleasant outlooks and a comfortable layout.

### **Bedroom Two**

Another well-proportioned double bedroom, ideal for family members or guests.

### **Bedroom Three**

A good-sized single bedroom, also suitable for use as a home office or nursery.

### **Family Bathroom**

Fitted with a modern suite comprising a panelled bath with shower over, wash hand basin and WC, serving the upper floor bedrooms.





**Outside  
Front Garden**

To the front, there is driveway parking leading to the integral garage.

**Rear Garden**

To the rear, the property benefits from a private garden offering space for outdoor seating and recreation.



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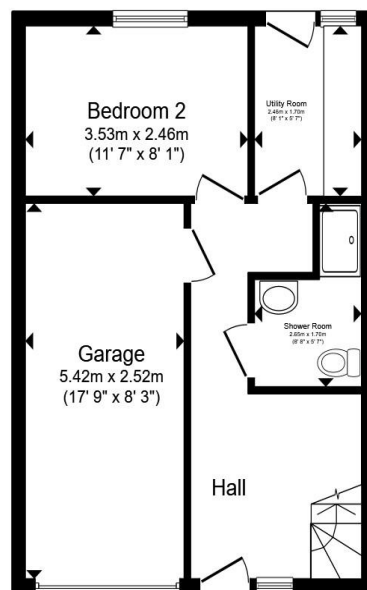
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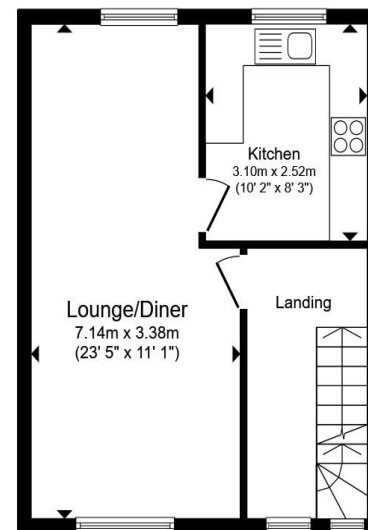
- Three-storey
- Three bedrooms
- Fourth-bed potential
- Lounge/diner
- Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

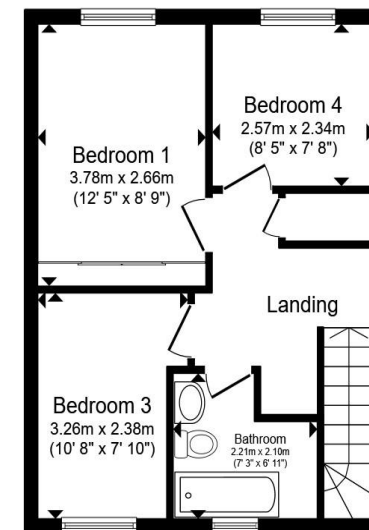
**£280,000**



Ground Floor



First Floor



Second Floor

Total floor area 118.7 m<sup>2</sup> (1,277 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
NMS115923 - 0002

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