# 39 Walmer Close

## NORTHAMPTON
## NN5 4WL

## £310,000









- THREE STOREY
- WELL PRESENTED
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- END OF TERRACE
- FOUR BEDROOM
- TWO BEDROOMS WITH EN SUITE
- UPVC DOUBLE GLAZING
- LOFT CONVERSION
- ENERGY EFFICIENCY RATING: TBC

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A modern end-terrace house presents an excellent opportunity for families seeking a spacious and comfortable home. With four bedrooms, including a stunning loft conversion that serves as the master suite complete with an en suite shower room, this property offers both privacy and convenience.

The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying family time. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. Additionally, the property boasts three bathrooms, ensuring that morning routines run smoothly for all occupants.

For those with vehicles, the property provides parking for two cars, a valuable asset in today's busy world. The modern design of the house not only enhances its aesthetic appeal but also ensures that it meets the needs of contemporary living.

This home is ideally situated in a friendly neighbourhood, making it perfect for families or professionals alike. With its blend of comfort, style, and practicality, this property is a must-see for anyone looking to settle in Northampton. Don't miss the chance to make this lovely house your new home.

**Ground Floor**

**Entrance Hall**
Laminate flooring, radiator, stairs leading to first floor, doors to:

**Cloakroom**
Suite comprising low level WC, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to front.

**Lounge**
14'4" x 12'0" (4.38 x 3.68)
Laminate flooring, radiator, understairs storage, UPVC double glazed window to front.

**Kitchen/Dining Room**
15'2" x 8'9" (4.63 x 2.69)
Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in fridge/freezer, dishwasher and washing machine, fitted gas hob with extractor fan above, electric oven, UPVC double glazed window to rear, UPVC double glazed French doors to rear.

**First Floor**

**Landing**
Stairs leading to second floor, doors to:

**Bedroom Two**
9'4" x 9'7" (2.87 x 2.93)
Radiator, UPVC double glazed window to front, door to:

**En Suite Shower Room**
Suite comprising shower cubicle, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to front.

**Bedroom Three**
9'1" x 7'6" (2.79 x 2.30)
Radiator, UPVC double glazed window to rear.

**Bedroom Four**
7'8" x 5'9" (2.35 x 1.77)
Radiator, UPVC double glazed window to rear.

**Bathroom**
Suite comprising bath unit, low level WC, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to side.

**Second Floor**

**Landing**
Doors to:

**Bedroom One**
15'3" x 18'5" max (4.66 x 5.63 max)
Radiator, UPVC double glazed window to rear, double glazed velux window to front, door to:

**En Suite Shower Room**
Suite comprising walk-in shower, low level WC, hand wash basin, heated towel rail, tiled splash areas, double glazed velux window to front.

**Externally**

**Front Garden**
Mainly laid with gravel, flower and shrub borders, block paved driveway with off road parking for several vehicles.

**Rear Garden**
Paved patio area leading to lawn, flower and shrub borders, secondary paved patio area, timber shed, gated access.

**Agents Notes**
Council Tax Band: TBC

£209 per year maintenance charge

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.


Taylor Swift
OLLY MURS











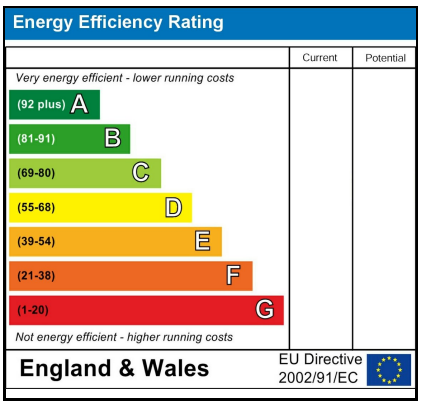







TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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