

for sale

offers in excess of

£310,000



Dragonfly Way Northampton NN4 9EH

Nestled in the ever-popular and sought-after Pineham Village, this IMMACULATE three-storey, stone-built semi-detached property offers an enviable blend of high-specification contemporary living and exceptional commuter convenience.

Dragonfly Way Northampton NN4 9EH

Entrance Hall

Double glazed door to the front elevation, fuse board and wall mounted radiator. Stairs rising to first floor landing.

Cloakroom

Suite comprising wash hand basin and low level WC. Heated towel rail.

Lounge/ Diner

13' 10" x 12' 7" (4.22m x 3.84m)

Double glazed French doors to the rear elevation, TV point and wall mounted radiator.

Kitchen

8' 10" max x 12' 4" (2.69m max x 3.76m)

Fitted with a range of wall and base level units. Sink and drainer set beneath the work surface with a swan neck mixer tap over. Integrated appliances comprising an electric oven, electric hob with cooker hood over, dishwasher, washer/dryer, and fridge freezer. Double glazed window to the front elevation and wall mounted radiator.

First Floor Landing

Double glazed window to the front elevation. Stairs rising from entrance hall, and further stairs rising to main bedroom. Two wall mounted radiators.

Bedroom Two

12' 7" x 13' 11" (3.84m x 4.24m)

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Three

7' 9" x 9' 7" (2.36m x 2.92m)

Double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Suite comprising a bath with shower over, low level flush WC and wash hand basin. Chrome heated towel rail. Partly tiled.

Main Bedroom

22' 9" x 13' 11" max (6.93m x 4.24m max)

Double glazed window to the front elevation, two wall mounted radiators and skylight to the rear aspect. Stairs rising from first floor landing. Connecting door to en-suite shower room.

En-Suite Shower Room

Suite comprising shower cubicle, low level flush WC and vanity wash hand basin. Chrome heated towel rail, double glazed skylight to the rear elevation. Partly tiled.



Outside

Front Garden

Mostly paved area, gated access to the side of the property, leading to the rear garden. Driveway providing off road parking space.

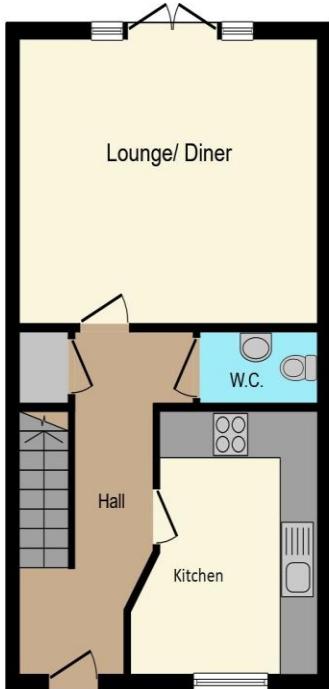
Rear Garden

Mainly laid to lawn, with paved patio area, which is ideal for entertaining. Gated access.

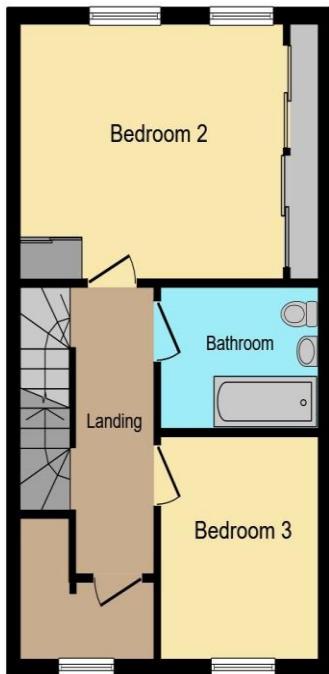
Garage

Single garage with up and over door.

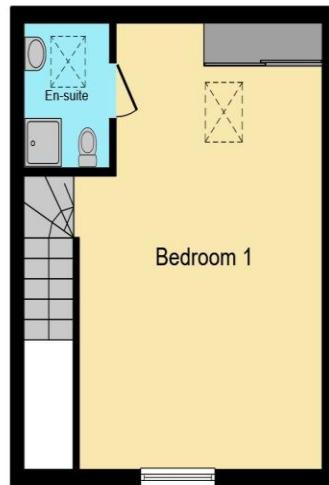




Ground Floor



First Floor



Second Floor

Total floor area 106.0 m² (1,141 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



To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL408472 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: D

view this property online connells.co.uk/Property/WFL408472



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk