



Connells

Brashland Drive
Northampton



Property Description

A well presented property benefiting from two double bedrooms within the sought after area of East Hunsbury. In brief this home comprising an entrance hall, living room and a kitchen / dining room. To the first floor there are two double bedrooms and a family bathroom. Outside there is a driveway providing off road parking leading to a single garage. To the rear there is decking and lawn area. This home is within walking distance to local amenities and public transport links. Viewing of this home is highly advised to fully appreciate.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Door to the front elevation, opening to the kitchen and the living room.

Living Room

UPVC double glazed window to the front and side elevation. Feature electric wall mounted fire fitted, TV and telephone points, coving to the ceiling and arch open to the kitchen.

Kitchen / Dining Room

Kitchen Area

Fitted kitchen with a range of wall and base level units. Ceramic sink and drainer set into work surface with a swan neck mixer tap over and tiling to the splashback areas. Integrated appliances comprising an upright fridge freezer, dishwasher, washing machine, electric oven and grill with an electric hob and cooker hood over. Recess spot lights to the ceiling, UPVC opaque double glazed window to the side elevation. Opening to the dining area.

Dining Area

Opening from the kitchen, space for a dining table and chairs, understairs cupboard and a wall mounted radiator. Stairs rising to the first floor landing and a UPVC double glazed window to the side elevation.

First Floor Landing

Stairs rise from the Dining Area. Doors lead off to the two double bedrooms and the family bathroom. Coving to the ceiling and access to the part boarded loft via a fitted pull down ladder. UPVC double glazed window to the front elevation.

Master Bedroom

UPVC double glazed window to the front and side elevation. Built in wardrobes, wall mounted radiator and coving to the ceiling.

Bedroom Two

UPVC double glazed window to the side elevation. Built in wardrobes and a wall mounted radiator.

Family Bathroom

Suite comprising a 'P' shaped paneled bath with mixer tap and power shower over with glazed screen and tiling to the splashback areas. Low level flush w.c and a pedestal wash hand basin with a tiled splashback area. UPVC opaque double glazed window to the front elevation.

Outside

Front Garden

Mainly block paved driveway providing off road parking for at least two cars leading to the single garage. Gated access opening to the rear garden.

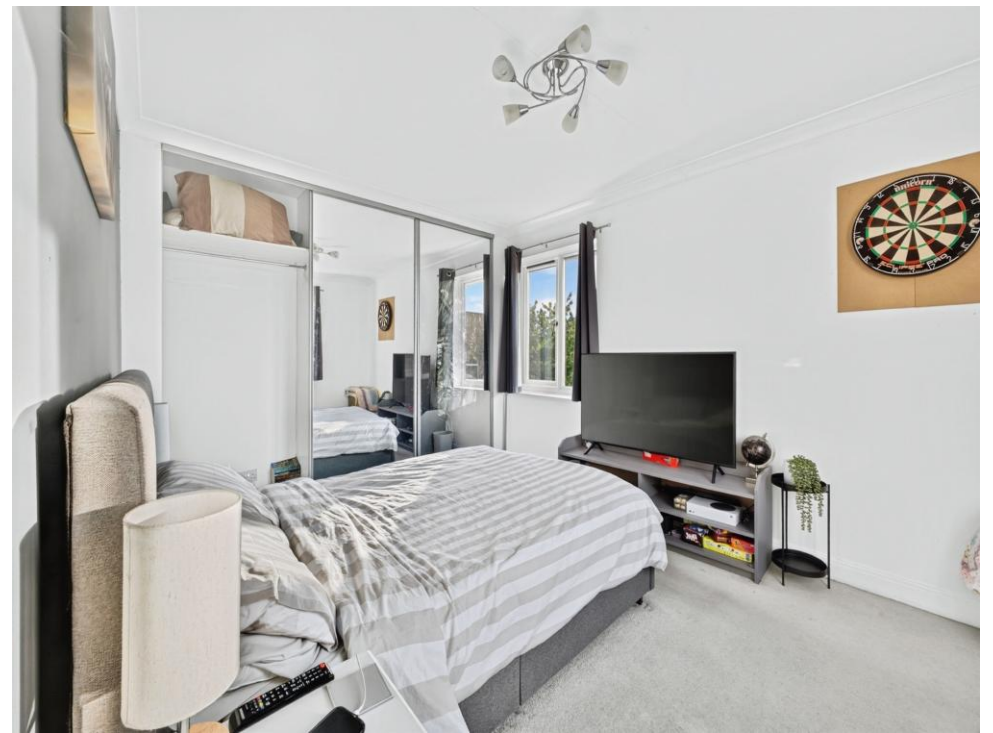
Rear Garden

Landscaped rear garden with a paved patio area, artificial lawn and a raised decking area ideal for entertaining. Mature shrubs, gated access to the driveway, timber retaining fence and a courtesy door into the single garage.

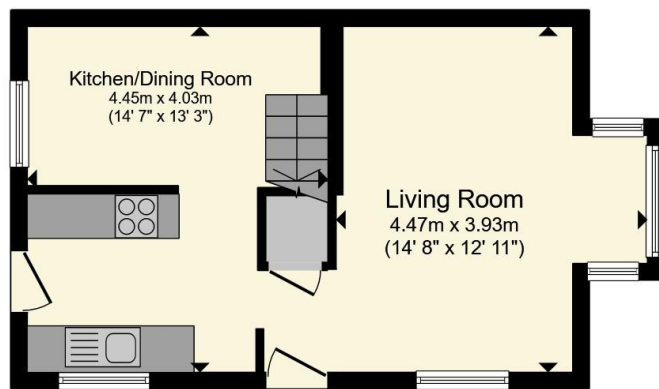
Garage

Up and over door with power and lighting connected.

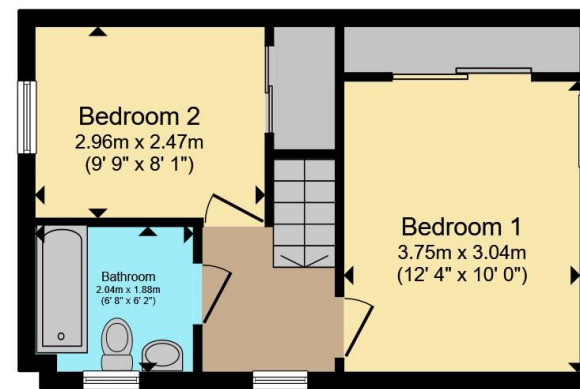








Ground Floor



First Floor

Total floor area 63.7 m² (685 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

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WFL408829



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