142 Mayfly Road
Northampton
NN4 9EQ

£475,000



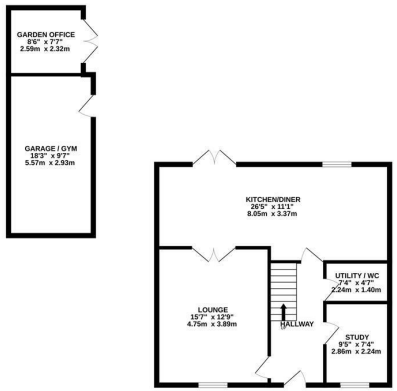


OSCAR JAMES

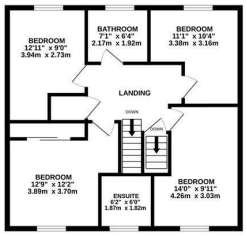
...expect excellence

FLOOR PLANS

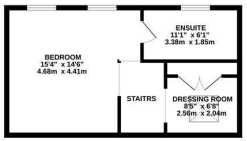
GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1947 sq.ft. (180.8 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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AT A GLANCE...

- Bright and spacious lounge
- Gorgeous kitchen family room
- Five generous bedrooms
- Two En suites
- Private rear garden
- Driveway parking



WHAT'S GREAT?

Ideally positioned at the end of a quiet cul-de-sac with beautiful views across the park, this exceptional five double bedroom detached residence is a true family home, combining elegant presentation with over 1,900 sq ft of beautifully designed living space across three impressive floors in the highly sought-after Pineham area of Northampton.

Immaculately presented throughout, the property is flooded with natural light and boasts generously proportioned rooms, perfectly suited to modern family living. At the heart of the home is a stunning kitchen/dining space, thoughtfully designed for both everyday living and entertaining, flowing seamlessly from the stylish lounge to create a superb sociable environment. A separate study provides an ideal work-from-home space, while a utility/WC adds further practicality.

The first floor offers four spacious double bedrooms, including a guest bedroom with ensuite, alongside a contemporary family bathroom. Occupying the entire top floor is a luxurious principal suite featuring a dressing area and private ensuite, creating a peaceful and private retreat.

Externally, the property continues to impress with a private rear garden, ample off-road parking for up to four vehicles, and a converted garage currently utilised as a gym. In addition, a separate air-conditioned garden office provides excellent flexibility for remote working or additional recreational space.

Conveniently located close to local amenities, highly regarded schools — including a local primary school rated Exceptional for Early Years provision — and excellent transport links including the M1, this exceptional home perfectly combines style, space, and practicality for contemporary family living.



SELLER'S SECRET

We have loved this home and originally chose it for the wonderful family living space. The open-plan layout, views over the bridleway to the rear, and the park directly opposite made it perfect for the children.





Why we like it....

This home is perfect for families, offering spacious accommodation, a seamless flow, and views over the park.

Early viewings are highly recommended.

To buy or not to buy....

OSCAR JAMES

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