

for sale

offers in excess of **£240,000** Freehold



## Avon Drive Northampton NN5 7HZ

This three bedroom home benefits from a spacious living/dining room, kitchen, three bedrooms, a shower room and single garage with off road parking set to the front. There is a landscaped garden to the rear. Viewing is highly advised to fully appreciate.

- ENERGY RATING: D
- CLOSE PROXIMITY TO LOCAL SCHOOLS AND AMENITIES
- SEMI-DETACHED HOME
- LIVING/DINING ROOM
- THREE BEDROOMS AND A

# Property Details

## Entrance Porch

Door to the front elevation, and further door opening to the entrance hall.

## Entrance Hall

Doors lead off to the living/dining room and kitchen. Wall mounted radiator and stairs rising to the first floor landing.

## Living/Dining Room 19' 5" x 10' 5" ( 5.92m x 3.17m )

UPVC double glazed windows to the front and rear elevations. Wall mounted radiators and fire place with gas fire fitted.

## Kitchen 13' x 8' 7" ( 3.96m x 2.62m )

Wall and base level units. Sink and drainer set into work surfaces and tiled to splash back areas. Space for freestanding cooker, plumbing for washing machine and space for upright fridge/freezer. Storage cupboards, wall mounted radiator and UPVC double glazed window to the rear elevation, and door to the lobby.

## Lobby

Connecting doors to the kitchen and single garage. Storage cupboard.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family shower room. Airing cupboard, UPVC double glazed window to the side elevation and access to the loft space.

## Bedroom One 13' 5" x 9' 11" ( 4.09m x 3.02m )

UPVC double glazed window to the front elevation and wall mounted radiator.

## Bedroom Two 14' 3" max x 9' 1" ( 4.34m max x 2.77m )

UPVC double glazed window to the rear elevation. Storage cupboard and wall mounted radiator.

## Bedroom Three 9' 11" x 9' 1" max ( 3.02m x 2.77m max )

UPVC double glazed window to the front elevation. Storage cupboard and wall mounted radiator.

## Family Shower Room

Suite comprising shower cubicle and wash hand basin. Towel rail and UPVC opaque double glazed window to the rear elevation.

## Cloakroom

Low level flush w.c and UPVC opaque double glazed window to the side elevation.

## Outside

## Driveway

Driveway proving off road parking and leading to the single garage.

## Single Garage 16' 8" x 10' 5" ( 5.08m x 3.17m )

Single garage with up and over door and power and lighting connected. Courtesy door to the lobby.

## Rear Garden

Landscaped rear garden with extended paved patio which is ideal for entertaining. Laid to artificial turf and retaining timber fencing.

## Council Tax Band

A





To view this property please contact Connells on

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Property Ref: KTP408309 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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