



Poitiers Court, NORTHAMPTON NN5 6HY

welcome to

Poitiers Court, NORTHAMPTON

William H Brown are pleased to offer for sale this really well presented extended four bedroom detached family home in the popular location of Duston. Viewing is highly recommended to fully appreciate the size and feel of this house.



Entrance Hall

Stairs to first floor

Cloakroom

uPVC window to side, Low level wc, wall mounted basin, tiled splash back

Lounge

14' 3" x 15' 5" (4.34m x 4.70m)

uPVC window to front, wood effect flooring, radiator, door to dining room

Study

11' 4" x 9' 2" (3.45m x 2.79m)

uPVC window to front, radiator

Kitchen/Diner

28' 2" x 15' 8" (8.59m x 4.78m)

L shaped kitchen/diner which includes fitted kitchen built in fridge freezer, sink drainer unit, gas hob & extractor fan. The kitchen finishes off by an island which lends itself socially and breakfast bar. Dining area, skylight windows, uPVC to rear and radiator.

Utility

6' 8" x 5' 9" (2.03m x 1.75m)

Wall and base mounted units. Single drainer sink & plumbing available for dishwasher and washing machine

Bedroom One

12' 1" x 8' 8" (3.68m x 2.64m)

uPVC window to rear, radiator, built-in wardrobe, ensuite, frosted window to rear. Ensuite includes tandem shower, vanity hand basin, low level wc, heated towel rail.

Bedroom Two

10' x 8' 9" (3.05m x 2.67m)

uPVC window to rear, radiator and fitted wardrobes.

Bedroom Three

11' 3" x 6' 5" (3.43m x 1.96m)

uPVC window to front, radiator

Bedroom Four

11' 4" x 6' 5" (3.45m x 1.96m)

uPVC window to front, radiator.

Bathroom

Fully tiled, frosted uPVC window to side, Bath with shower over, low level wc, vanity unit basin, heated towel rail



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welcome to

Poitiers Court, NORTHAMPTON

- Extended four bedroom detached
- Study
- Off road parking for several cars
- Garage
- Fully enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS115554 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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