



**Connells**

Tiffany Gardens  
Northampton



## Property Description

A beautifully presented four-bedroom detached family home. This impressive property offers generous and versatile accommodation throughout, perfectly suited to growing families. At the heart of the home is a open-plan kitchen, dining and family area - a fantastic sociable space ideal for everyday living and entertaining alike.

In addition to the main living spaces, the ground floor benefits from a separate playroom, providing a dedicated area for children, hobbies or home working.

Upstairs, the home has four bedrooms, offering flexible accommodation for family members and guests. The master bedroom benefits from a refitted ensuite.

Externally, the property has a private driveway providing off-road parking and a well-maintained rear garden.

This is a fantastic opportunity to acquire a spacious and practical family home, combining modern open-plan living with versatile additional rooms, all set within a desirable residential setting.

### Entrance Hall

Door to the front elevation. UPVC double glazed window to the side elevation. Stairs rising to first floor landing. Door to lounge. Radiator.

### Cloakroom

Suite comprising of low level flush wc and vanity wash hand basin. Tiled floor. Radiator. UPVC double glazed window to the side elevation.

### Lounge

UPVC double glazed window to the front elevation. TV point. Radiator. Door to kitchen.

### Playroom

UPVC double glazed window to the front elevation. Radiator. Spotlights.

### Kitchen/ Diner

Open plan kitchen/ diner. Fitted with 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 double electric oven and electric hob with cooker hood over. Space for dishwasher. Space for upright fridge freezer. UPVC double glazed window to the rear elevation and door to the garden. Further doors leading of to cloakroom, playroom and utility room.

### Utility Room

Fitted with a range of wall and base level units. Space for upright fridge/ freezer. plumbing for washing machine. Boiler. Window to the rear elevation. Built in storage cupboard. Spotlights.

## Conservatory

Double glazed French doors to the garden and double glazed windows overlooking the garden. Please note the layout is open plan. L-shaped kitchen/dining family room creating fantastic family space.

## First Floor Landing

Stairs rising from entrance hall. Doors leading off to four bedrooms and family bathroom. Loft access.

## Bedroom One

UPVC two double glazed window to the front elevation. Dressing area. Double wardrobes. Radiator. Connecting door to en-suite.

## En-Suite

Suite comprising shower cubicle, wash hand basin and WC. Chrome heated towel rail. Hard floor. UPVC double glazed window to the front elevation.

## Bedroom Two

UPVC double glazed window to the rear elevation. Triple wardrobes. Radiator.

## Bedroom Three

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Four

UPVC double glazed window to the rear elevation. Radiator.

## Family Bathroom

Suite comprising bath with shower over, WC and wash hand basin. Tiled floor and to wet areas. Storage cupboard. UPVC double glazed window to the side elevation.

## Outside

### Front Garden

Laid to lawn and driveway providing off road parking space. Gated access to the rear garden.

### Rear Garden

Fully enclosed with timber fencing, gated side access. Laid to lawn. Patio and decked area.

### Garage

Electric door. Fuse box. Please note part of the garage was converted to create utility room and playroom.

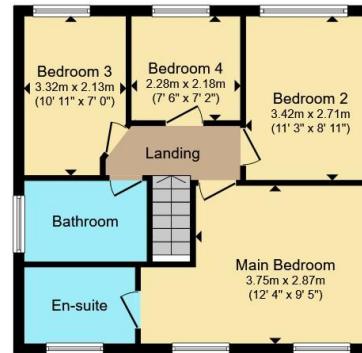








**Ground Floor**



**First Floor**

Total floor area 143.5 m<sup>2</sup> (1,545 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](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

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