

for sale

£325,000



## Mayfly Road Northampton NN4 9EN

A spacious well presented, four-bedroom family home offering versatile accommodation arranged over three floors, with garage and parking, Offering generous and flexible living space in a convenient location close to local amenities, schools and play areas. With excellent access to major road links.

# Mayfly Road Northampton NN4 9EN

## Entrance Hall

Door to the front elevation and further door lead off to a cloakroom, kitchen and lounge/dining room. Radiator. Storage cupboard. Stairs raising to the first floor landing.

## Cloakroom

White suite comprising low level flush wc and wash hand basin. Partly tiled. Radiator.

## Lounge/ Dining Room

Double glazed French doors leading out to the rear garden. Radiator.

## Kitchen

Fitted kitchen with a range of wall and base level units with one and a half stainless steel sink and drainer set into work surfaces. Integrated appliances comprise fridge/freezer, dishwasher, and four ring gas hob with extractor hood over. Central heating boiler. Double glazed window to the front elevation. The seller has installed water softener and filtered water and would negotiate this separately if a potential buyer was interested, please ask for further details.

## First Floor Landing

Stairs rising from entrance hall. Double glazed window to the front elevation. Doors to bedrooms two and four, and bathroom.

Seller uses the landing as workspace. Further stairs rising to second floor.

## Bedroom Two

Double glazed windows to the rear elevation. Radiator.

## Bedroom Four

Double glazed window to the front elevation. Radiator.

## Second Floor Landing

Stairs rising from first floor landing. Doors to bedroom one and three. Airing cupboard. Radiator. Loft access.

## Bedroom One

Double glazed window to the rear elevation. Radiator and connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece white suite comprising a low level flush wc, double shower cubicle and wash hand basin. Partly tiled.

## Bedroom Three

Double glazed window to the front elevation. Radiator.



## Outside

### Front

Path to front door.

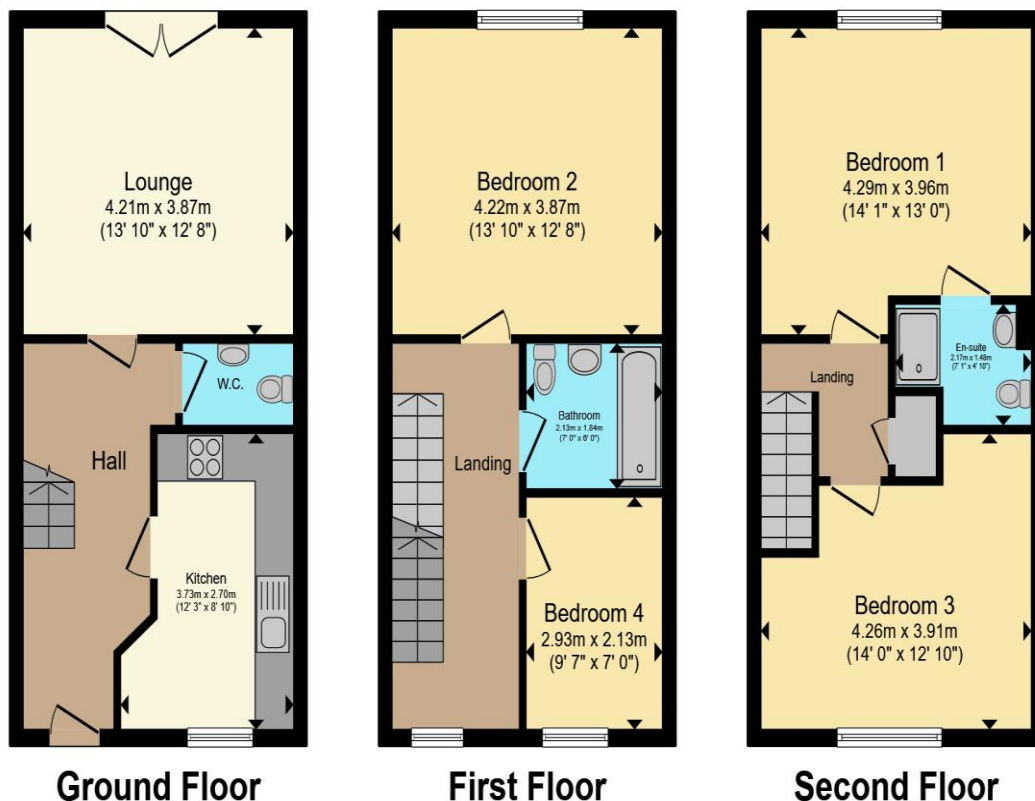
### Rear

Patio area ideal for entertaining. Retaining timber fencing. Courtesy door to the garage. Water tap. Small lawn area.

### Garage

Single garage with up and over door. Power and light connected. Courtesy door to the garden.





Total floor area 111.9 m<sup>2</sup> (1,205 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)

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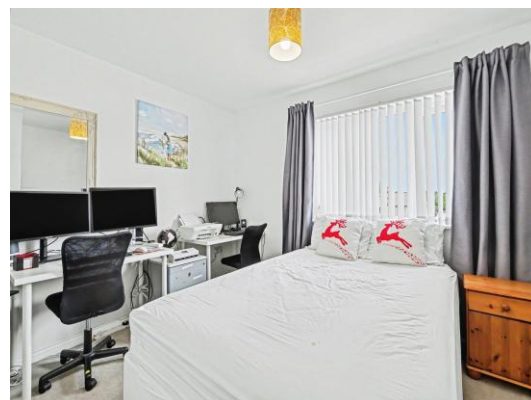
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Property Ref: WFL408836 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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