

for sale

£385,000



## Academy Drive Northampton NN2 7AY

Ideally located on the Scholars Green development in Kingsthorpe, Connells are pleased to offer to the market this well presented four-bedroom detached family home. Benefiting from a home office, and within close proximity to local shops and amenities, viewing is highly advised to fully appreciate.



# Academy Drive Northampton NN2 7AY

## Entrance Hall

Door to the front elevation with further doors leading off to the living room, work from home office and open plan kitchen/dining room. Wall mounted radiator and stairs rising to the first floor landing

## Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

## Living Room

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

## Home Office/ Family Room

A work from home office with UPVC double glazed window to the front elevation and wall mounted radiator.

## Kitchen/ Dining Room

### Kitchen Area

Fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with mixer tap over, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, electric oven and four ring hob with extractor hood over.

## Dining Area

UPVC double glazed French doors to the rear elevation leading out to the rear garden. Wall mounted radiator and space for dining table and chairs.

## Utility Room

Base level unit with work surface over and stainless steel sink and drainer set in, with complimentary up stands. Plumbing for washing machine, wall mounted radiator and connecting door to the downstairs cloakroom. Partly glazed door to the rear elevation.

## First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four bedrooms and the family bathroom. Linen cupboard and access to the loft space.

## Master Bedroom

UPVC double glazed window to the rear elevation. Wall mounted radiator, fitted wardrobes and connecting door to the en-suite shower room.

## En-Suite Shower Room

Three piece white suite comprising shower cubicle, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the rear elevation.



## **Bedroom Two**

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

## **Bedroom Three**

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

## **Bedroom Four**

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

## **Family Bathroom**

Three piece white suite comprising panelled bath with shower over with shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Wall mounted radiator, extractor fan and UPVC opaque double glazed window to the rear elevation.

## **Outside**

### **Front Garden**

Retaining hedging and pathway to the front door. Driveway to the side provides off road parking and leads to the single garage. Gated access to the rear garden.

### **Rear Garden**

Mainly laid to artificial lawn with an extended paved patio area which is ideal for entertaining. shrub borders and retaining timber fencing. Gated access to the side.

### **Single Garage**

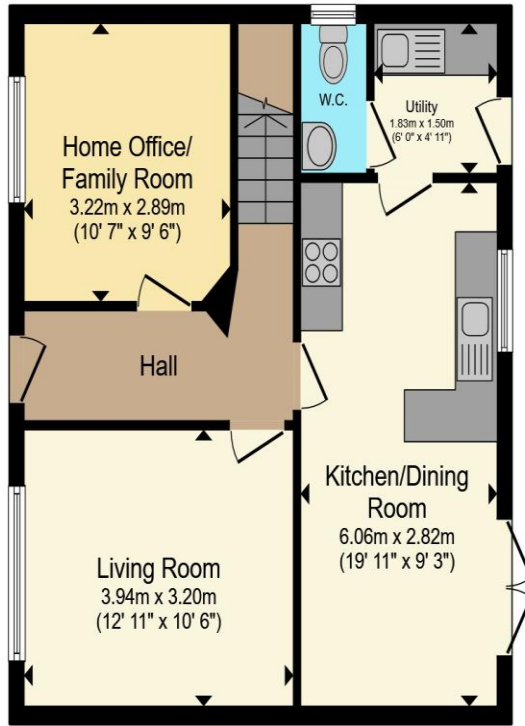
Single garage with up and over door and power and lighting connected.

## **Council Tax Band**

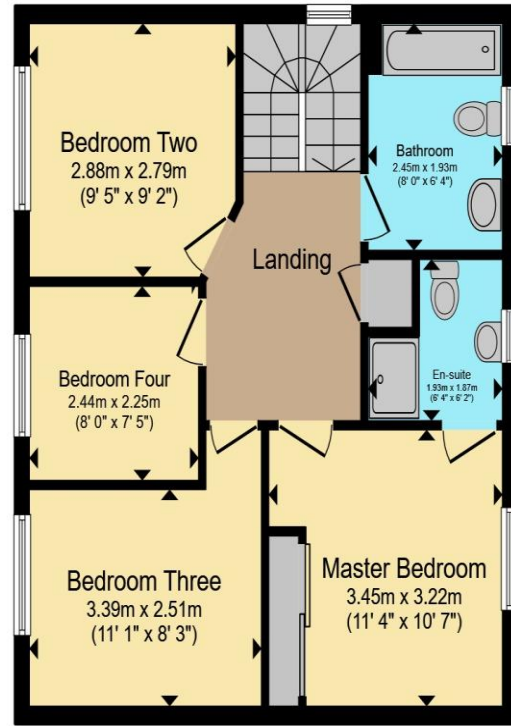
E







**Ground Floor**



**First Floor**

Total floor area 107.1 m<sup>2</sup> (1,153 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



To view this property please contact Connells on

**T 01604 716 655**  
**E kingsthorpe@connells.co.uk**

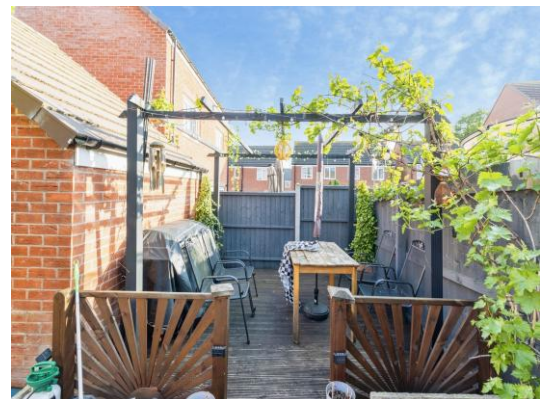
87 Harborough Road KINGSTHORPE  
 NORTHAMPTON NN2 7SL

Property Ref: KTP408244 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: E

**view this property online [connells.co.uk/Property/KTP408244](https://www.connells.co.uk/Property/KTP408244)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)