



4 Cony Walk, Grange Park, Northampton, NN4 5DJ

HOWKINS &
HARRISON

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Guide Price: £395,000

An attractive detached family home tucked away at the end of a private cul-de-sac, benefiting from a single garage and off-road parking. Offering generous family living accommodation, the property features an open-plan layout, three well-proportioned bedrooms, and a beautifully landscaped rear garden. Ideally situated in the sought-after area of Grange Park, the home is conveniently located close to a range of local amenities, including well-regarded schools, shops, and leisure facilities, while also providing excellent transport links with easy access to the A45 and M1 motorway..

Features

- No onward chain
- Cul-de-sac position
- Well-presented detached home
- Open plan living
- Three spacious bedrooms
- Family bathroom and en-suite
- Driveway parking and single garage
- Good road links
- Local amenities



Location

Grange Park is a popular residential development situated to the south of Northampton, offering excellent commuter access via Junction 15 of the M1 and the A45, with convenient links to Northampton, Milton Keynes, Birmingham and London.

The area is well served by local amenities including shops, schools, parks and healthcare facilities, together with nearby walking spaces and easy access to Northampton railway station with regular services to London Euston and Birmingham.

Outside

To the front of the property, there is a well-maintained lawn with a mature established tree and a paved pathway leading to the entrance door. Gated side access leads to the rear garden. The property also benefits from a single garage and off-road parking.

The landscaped rear garden features a paved patio seating area, a well-kept lawn, and established planted borders with a variety of mature shrubs and trees. The garden is fully enclosed by timber fence panelling, providing a pleasant and private outdoor space.



Ground Floor

The property is entered via an entrance hall which opens into the kitchen/living space. The fitted kitchen comprises a range of modern gloss wall and base units with complementary work surfaces incorporating a black resin sink. A matching island unit provides a breakfast bar seating area and additional storage. Integrated appliances include an induction hob with extractor hood over, double oven, dishwasher and washing machine, together with space for a freestanding American-style fridge/freezer.

A partition wall separates the kitchen from the dining/living area, with stairs rising to the first-floor accommodation, an understairs WC and a door providing access to the rear garden. The separate sitting room extends from front to rear, enjoying a dual-aspect layout with a window to the front elevation and UPVC double French doors opening onto the rear garden, creating a bright and spacious reception room.

First Floor

The first-floor landing provides access to three generous double bedrooms, with the principal bedroom and bedroom two benefiting from fitted wardrobes. The principal bedroom also enjoys the advantage of an en-suite shower room. An airing cupboard on the landing houses the hot water cylinder and provides useful storage space. The family bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, low-level WC and wash hand basin.

Viewing

Strictly by prior appointment via the agents. Tel - 01604 823456.

Fixtures and Fittings

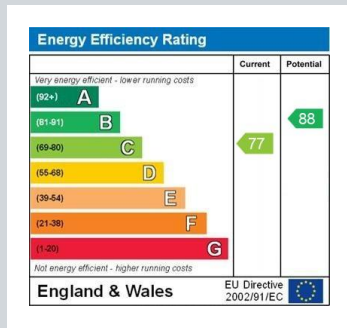
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

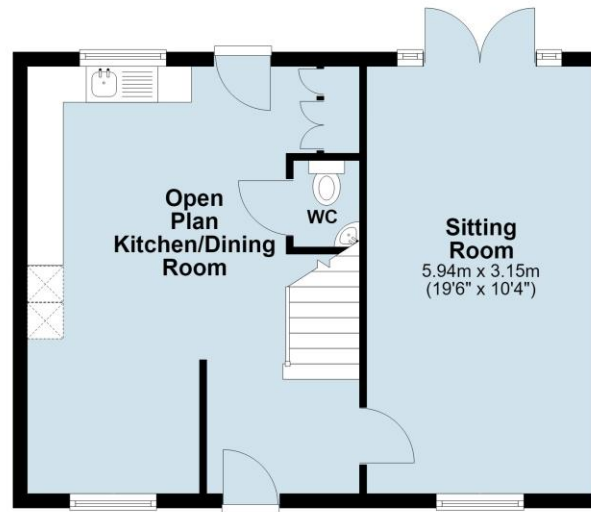
Local Authority

West Northamptonshire Council - Tel: 0300-1267000
Council Tax Band - D



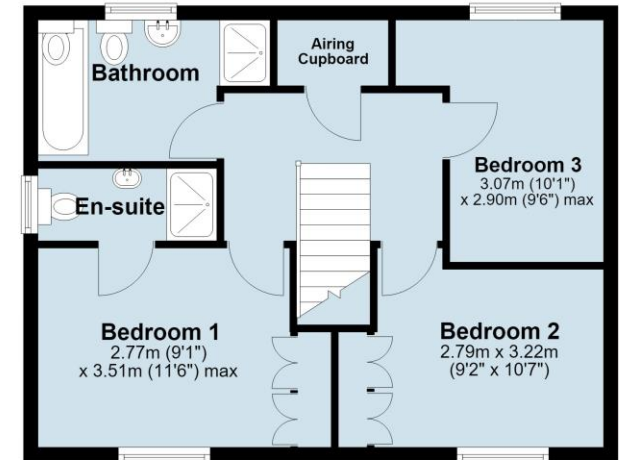
Ground Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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