





Aviary Row, Northampton NN2 7FJ

william h brown

welcome to

Aviary Row, Northampton

Situated in the modern residential development of Scholars Green in Kingsthorpe, this home benefits from easy access to well regarded schools and is less than 1.5 miles from Kingsthorpe village where you'll find supermarkets, shops and restaurants plentiful.

Entrance Hall
Double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors leading to:

Cloakroom
Suite comprising wash hand basin, low level WC, radiator and double glazed obscured window to the front aspect.

Lounge
Double glazed window to the front aspect, door to understairs cupboard and radiator.

Kitchen
Fitted kitchen comprising wall and base units with wood effect worksurfaces over, one and a half stainless steel sink and drainer unit with mixer tap over, electric oven with gas hob and cooker hood over, integrated fridge/ freezer, plumbing for washing machine, radiator, double glazed window to the rear aspect and double glazed French to the rear aspect leading to the conservatory.

Conservatory
Single glazed windows to the side and rear aspect, and single glazed doors to the side and rear aspect leading to the rear garden.

First Floor Landing
Stairs rising from entrance hall, door to airing cupboard, access to loft space and doors leading to all rooms.

Bedroom One
Double glazed window to the front aspect, door to storage cupboard, radiator and door leading to en suite.

En Suite
Suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator and double glazed obscured window to the front aspect.

Bedroom Two
Double glazed window to the rear aspect and radiator.

Bedroom Three
Double glazed window to the rear aspect and radiator.

Bathroom
Suite comprising bath with mixer tap over, pedestal wash hand basin, low level WC, radiator, shower panels and double glazed obscured window to the side aspect.

Externally
Front
Open frontage mainly laid to lawn with mature tree and driveway to the side aspect providing off road parking.

Rear Garden
Mainly laid to lawn with paved patio area for seating, garden shed, fully enclosed with timber fencing with gated access leading to the front aspect.









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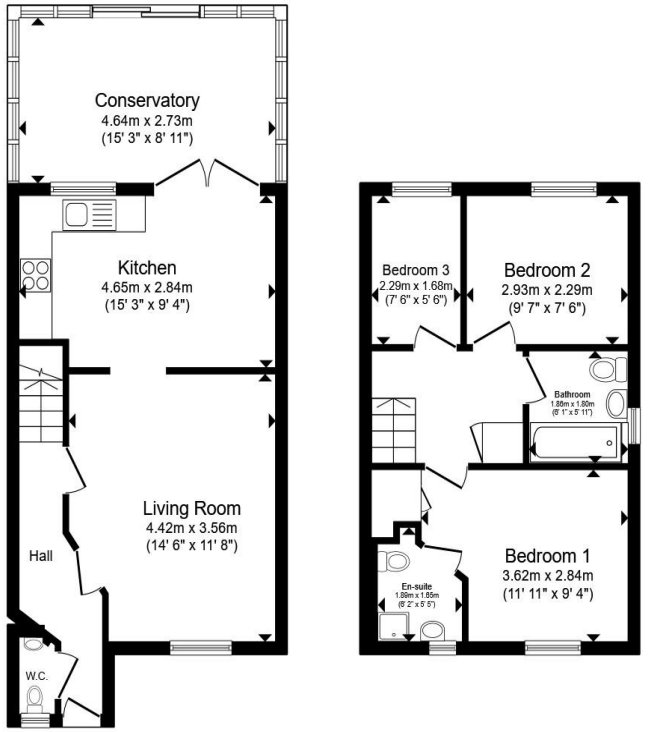
Aviary Row, Northampton

- Three Bedrooms
- Conservatory Extension
- En Suite Shower
- Guest Cloakroom
- Stunning Condition

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£270,000



Total floor area 83.7 m² (901 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

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The Property Ombudsman

Property Ref:
KIN109657 - 0009

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01604 719461

NorthamptonNorth@williamhbrown.co.uk

74 Kingsley Park Terrace, Kingsley,
NORTHAMPTON, Northamptonshire, NN2 7HH

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.