



Connells

Beaune Close  
Northampton



## Property Description

Step through the front door into a bright, welcoming entrance hall that leads to a host of practical living spaces. The ground floor boasts a separate WC and utility room, providing convenience for everyday chores. A generous living room offers a cosy setting for relaxed evenings, while the spacious kitchen/diner is fitted with modern appliances and abundant storage, creating an ideal hub for family meals and entertaining.

A versatile lower-ground room currently serves as an extra bedroom but offers limitless possibilities – a study, playroom, home-office or guest suite adapting effortlessly to your lifestyle needs.

Upstairs you will find three well-proportioned bedrooms. The master suite is a true retreat, featuring a sleek en-suite bathroom and built-in wardrobes for ample storage. Two additional bedrooms share a contemporary family bathroom, both rooms benefitting from generous natural light.

Outside, a low-maintenance private garden provides a peaceful outdoor escape, perfect for summer barbecues or a safe play area for children. A double-car driveway (capacity for up to three vehicles) adds further convenience and curb-appeal.

## Entrance Hall

Enter via double glazed door to the front aspect. Double glazed window to the front aspect. Wall mounted radiator and fuse board.

## Cloakroom

Wash hand basin and low level WC. Plumbing and space for white goods. Wall mounted radiator. Storage cupboard housing central heating boiler. Double glazed window to the front aspect,

## Lounge

Double glazed sliding doors to the rear aspect. Wall mounted radiator. TV point.

## Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit, Breakfast bar. Electric hob with hood over. Integrated fridge-freezer. Dishwasher. Wall mounted radiator. Double glazed french doors to the side aspect. Double glazed windows to the front and side aspect.

## Landing

Access to loft space with ladder. Double glazed window to the side aspect. Wired smoke alarm.

## Bedroom One

Two double windows to side. Two double build in wardrobes. Wall mounted radiators.

## En Suite

Shower cubicle, wash hand basin and low level WC. Towel rail. Double glazed window to the front aspect.

## Bedroom Two

Double glazed window to the front aspect. Wall mounted radiator.

## Bedroom Three

Double glazed window to the rear aspect. Wall mounted radiator.

## Bedroom Four

Double glazed window to the side aspect. Electric wall mounted radiator. TV point.

## Bathroom

Bath with electric shower over, wash hand basin and low level WC. Towel rail.

## Outside

### Front Garden

Block paved driveway. Shed with double glazed door.

### Rear Garden

Artificial grass. Resin patio. Enclosed by fencing.









**Total floor area 113.0 m<sup>2</sup> (1,216 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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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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