

Broadmead Avenue, Northampton NN3 2QY

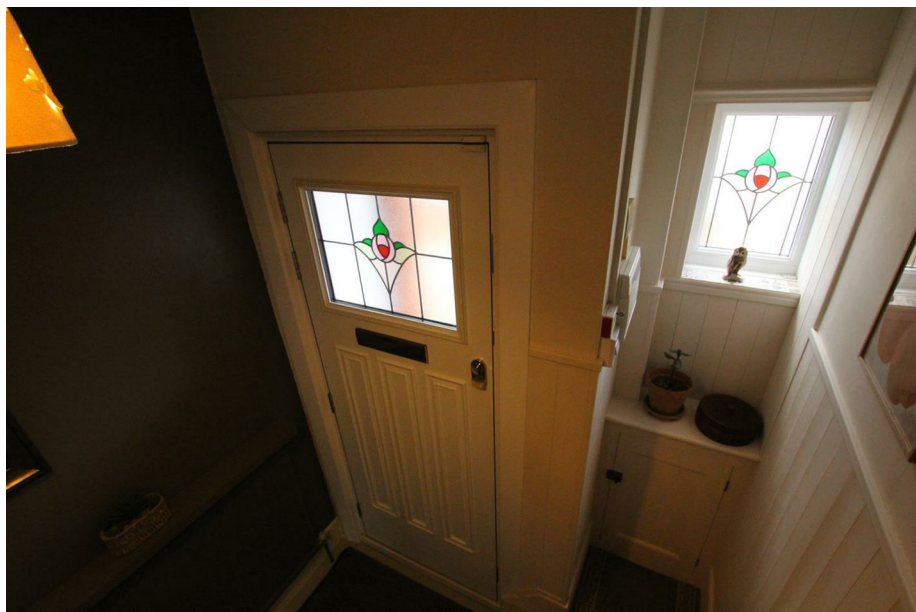


£275,000

A well presented three bedroom semi detached home offered to the market with no onward chain, situated in a popular residential location with supermarkets and green spaces in close proximity. The ground floor accommodation includes a bright bow fronted lounge/diner, a well appointed contemporary kitchen with adjoining utility area, and hallway with storage cupboard. Upstairs there are three spacious bedrooms, with the main bedroom benefiting from a large bow window. Outside, the property features a low maintenance front garden, useful side access, and a generous landscaped rear garden with patio seating area and lawn.

Front Garden

Brick boundary wall with gates and a pathway leading to the front door. The garden is mainly laid to gravel, creating a neat and practical space, while a side gate offers convenient access through to the rear garden.



Hallway

Enter the property via a composite front door featuring a decorative window insert. The entrance hall also benefits from a charming nook with an additional decorative window, allowing natural light to filter through. From the hall, stairs rise to the first floor, with doors leading to the kitchen, lounge/diner, and a useful understairs storage cupboard.

Understairs Cupboard

Ideal combi boiler and window.





Lounge/Dining Room

24'4" x 13'1" narrowing to 11'4" (7.423 x 4 narrowing to 3.458)

Spacious bow window to the front allowing plenty of natural light. The lounge area centres around an attractive fireplace with wooden surround creating a cosy focal point. The room flows through to a generous dining area with a further window overlooking the rear garden.





Kitchen

15'3" x 7'9" (4.655 x 2.377)

Galley style kitchen fitted with a range of cream wall and base units with contrasting work surfaces and tiled splashbacks. The kitchen offers ample preparation space and includes a sink positioned beneath a window. There is a freestanding cooker along with further appliance space, and the layout flows through to a useful utility area with additional storage, worktop space, plumbing for white goods and a further window to the rear. There is also a door into the rear garden.

Landing

Window to side, doors to three bedrooms and family bathroom.



Bedroom One

13'1" x 11'2" (4 x 3.426)

Spacious bow window and inbuilt cupboard.



Bedroom Two
11'0" x 11'4" (3.363 x 3.466)
Windows to rear overlooking the garden.



Family Bathroom
5'11" x 6'1" (1.823 x 1.860)
Panelled bath with electric shower over, pedestal wash hand basin and WC. The room is finished with tiled walls to water sensitive areas.



Bedroom Three

8'0" x 7'10" (2.462 x 2.4)

Window with views over the garden.

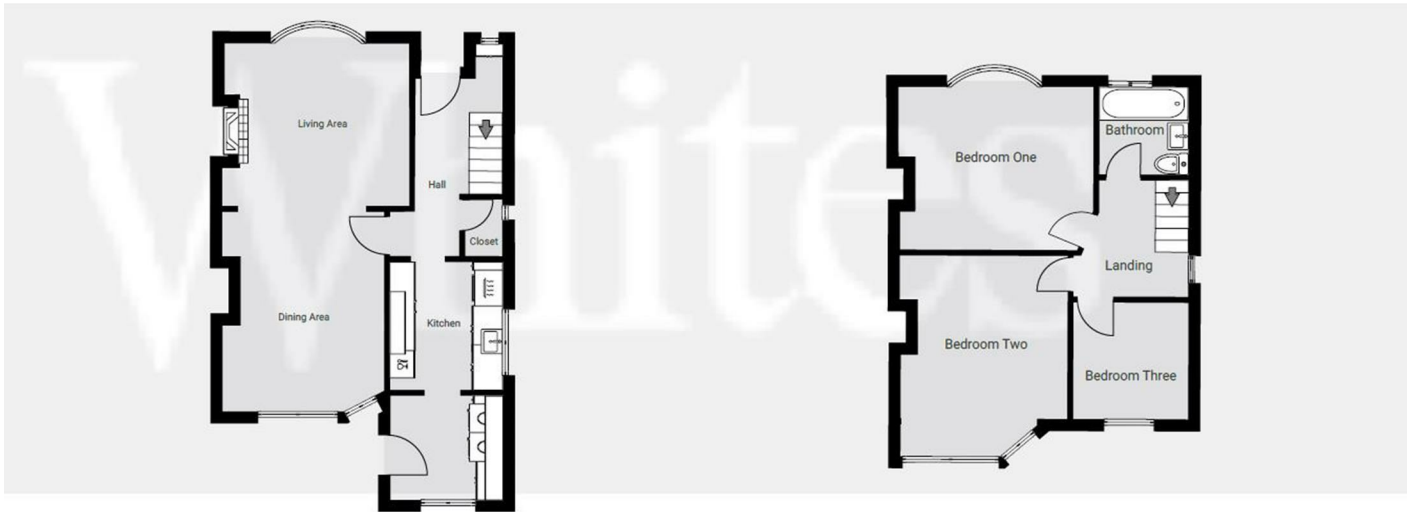


Rear garden

Patio seating area leading onto a circular lawn bordered by gravel. The garden is enclosed by fencing and wall boundaries, and includes planted borders. There is also useful side access to the front of the property.

▼ Ground Floor

▼ 1st Floor



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	