



**Briar Hill Walk, Northampton NN4 8LN**

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## **Briar Hill Walk, Northampton**

A beautifully presented and thoughtfully extended three-bedroom semi-detached family home, tucked away in a peaceful cul-de-sac within the ever-popular area of Delapre.

### **Entrance Hall**

The entrance hall includes fitted flooring, a staircase, internal doors, and decorative finishes.

### **Lounge**

The lounge features a central light fitting, a radiator, a window with coverings, and a focal point wall feature.

### **Dining Area**

The dining area offers a ceiling light, a radiator, and a window with fitted coverings.

### **Family/Garden Room:**

This room includes French doors to the garden, a side window, heating, and a ceiling light.

### **Kitchen**

The kitchen is fitted with wall and base units, work surfaces, an inset sink, an extractor, integrated cooking space, tiled splash areas, and space for appliances.

### **Family Room**

This room contains a ceiling light, a radiator, a window with coverings, and media connection points.

### **First Floor Bedroom One**

The first bedroom includes built-in wardrobe storage, a radiator, a window with coverings, and a central light fitting.

### **Bedroom Two**

The second bedroom offers fitted wardrobes, a radiator, window coverings, and a ceiling light.

### **Bedroom Three**

The third bedroom includes built-in storage, a radiator, window coverings, and a ceiling light.

### **Shower Room**

The shower room features a walk-in enclosure, a fitted vanity unit, a WC, wall tiling, and ceiling lighting.

### **Outside Rear Garden**

The rear garden includes a lawned area, patio space, planted sections, fencing, and outbuildings.







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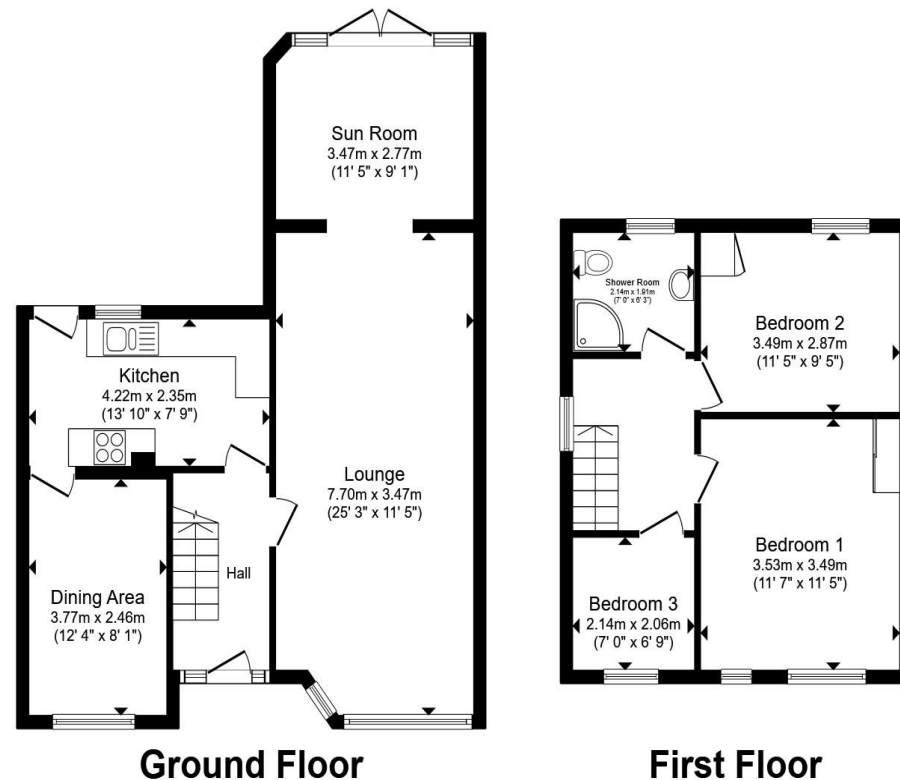
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## Briar Hill Walk, Northampton

- Semi detached
- Three bedrooms
- Two reception rooms
- Open plan lounge
- Front and rear gardens

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

offers in excess of  
**£310,000**



Total floor area 102.3 m<sup>2</sup> (1,101 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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Property Ref:  
NMS110582 - 0004

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