# 46 Chancellor Court
# Kingsthorpe
# NORTHAMPTON
# NN2 7AP

## £320,000









- DETACHED
- MASTER WITH EN SUITE
- GAS TO RADIATOR HEATING
- DETACHED GARAGE
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: B

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented modern home, situated within a popular residential development in Northampton. The property offers stylish, contemporary accommodation, finished to an excellent standard throughout, together with a delightful enclosed rear garden, generous driveway parking and a detached garage.
The accommodation features an inviting entrance hall, a spacious and tastefully decorated lounge with an attractive feature wall and French doors opening onto the rear garden, together with a superb modern fitted kitchen/dining room, providing an ideal space for both everyday family living and entertaining. A separate utility room offers additional practicality.
To the first floor are well-presented bedrooms, including a principal bedroom benefiting from its own en-suite shower room, together with a modern family bathroom.
Externally, the property enjoys a particularly attractive enclosed rear garden, predominantly laid to lawn with paved patio areas, providing an ideal setting for outdoor dining and relaxation. A generous block-paved driveway provides off-road parking and leads to a detached garage.
This lovely home offers an excellent opportunity for purchasers seeking a stylish, well-maintained property ready to move straight into. Early viewing is highly recommended.

**Ground Floor**

**Entrance Hall**
Entered via a composite front entrance door, the welcoming entrance hall provides access to the ground-floor accommodation, with stairs rising to the first-floor landing.

**Lounge**
18'4" x 10'4" (5.61 x 3.17)
A beautifully presented and spacious reception room featuring an attractive contemporary timber-slat feature wall with decorative lighting, creating a stylish focal point. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room. A delightful space, ideal for both relaxing and entertaining.

**Kitchen/Dining Room**
18'4" x 9'4" (5.61 x 2.87)
A superb modern fitted kitchen/dining room comprising an extensive range of contemporary wall and base-level units with contrasting work surfaces. The kitchen incorporates a fitted oven, gas hob with extractor hood above, together with space for additional appliances. Complementary tiled flooring extends throughout, while the dining area provides ample space for a table and chairs, creating an ideal environment for modern family living.

**Utility Room**
A useful separate utility room fitted with contemporary storage cupboards and contrasting work surfaces, providing additional space for domestic appliances. A glazed door provides access to the outside.

**First Floor**

**Landing**
Providing access to all three bedrooms and the family bathroom, with stairs descending to the ground floor.

**Bedroom One**
18'6" x 10'5" (5.65 x 3.18)
A particularly spacious and beautifully presented principal bedroom enjoying plenty of natural light. The room offers generous space for a double bed and additional bedroom furniture, with attractive contemporary decoration and fitted carpeting. The bedroom also benefits from its own private en-suite shower room.

**En Suite**
Fitted with a modern white suite comprising a fully tiled shower enclosure with glazed sliding door, pedestal wash hand basin and low-level WC. Complementary wall and floor tiling completes the contemporary appearance.

**Bedroom Two**
10'7" x 9'2" (3.25 x 2.80)
A well-proportioned and tastefully decorated bedroom with a window providing natural light. The room offers space for bedroom furniture and would make an ideal guest bedroom, child's bedroom or additional double bedroom.

**Bedroom Three**
9'2" x 7'6" (2.81 x 2.31)
A versatile third bedroom with a window providing natural light. The room would be ideally suited as a child's bedroom, nursery or home office, offering flexible accommodation to suit individual requirements.

**Family Bathroom**
Fitted with a contemporary white suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Complementary tiled walls and flooring, together with an obscure-glazed window providing natural light and ventilation.

**Externally**

**Front Garden**
The property enjoys an attractive frontage with established hedging and a paved pathway leading to the main entrance door.

**Rear Garden**
A particularly attractive and well-maintained enclosed rear garden, predominantly laid to lawn with paved patio areas providing an ideal space for outdoor dining and entertaining. The garden is enclosed by brick boundary walls and fencing, with neatly maintained planted borders and gated access.

**Driveway**
A generous block-paved driveway provides off-road parking and leads to the detached garage.

**Garage**
A brick-built detached garage with an up-and-over door, offering secure parking or useful additional storage space.

**Agents Notes**
Council Tax Band: D

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.











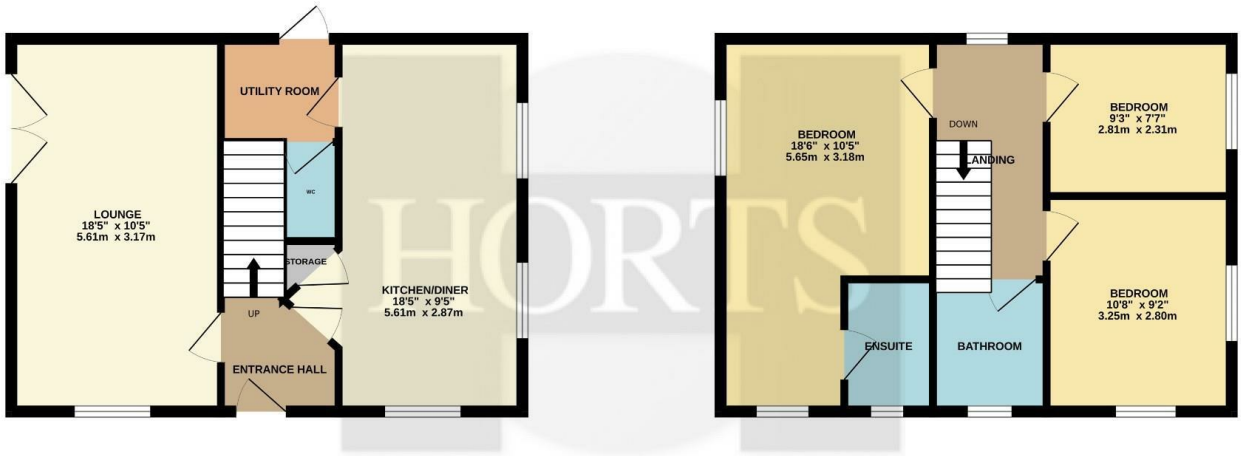




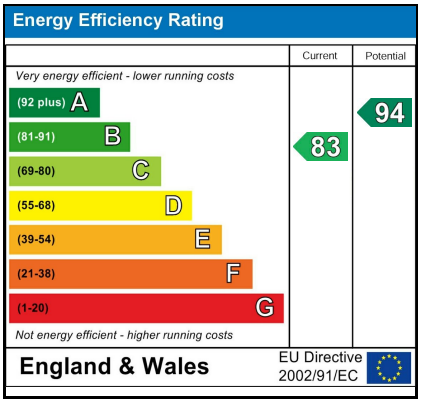


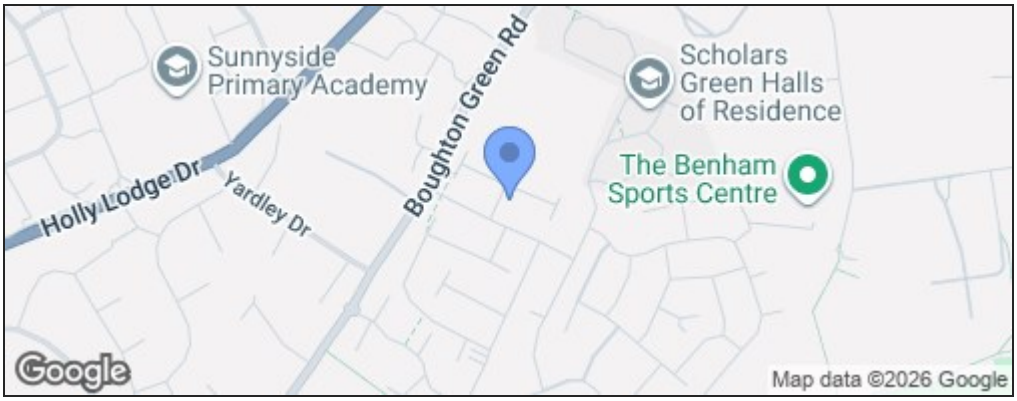
GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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