



Connells

Champions Field Way
Flore Northampton

Champions Field Way Flore Northampton NN7 4PZ

for sale
£670,000



Property Description

As you step through the entrance hall, the scale and quality of this home immediately become apparent.

The ground floor is designed for modern family life. The spacious lounge provides a cosy yet elegant space to unwind, while the separate study and family room offer fantastic flexibility for homeworking, a playroom, or a teenager's den.

At the rear, the stunning open-plan kitchen/diner is flooded with natural light. Featuring high-end fittings and sleek bi-folding doors, it opens wide onto the rear garden—creating the ultimate indoor-outdoor flow for summer BBQs and family gatherings. A convenient downstairs WC/utility room completes the ground floor layout.

Upstairs & Outside...

Heading to the first floor, you will find five well-proportioned bedrooms. The master and second bedrooms both feature stylish en-suite shower rooms, while the remaining bedrooms are served by a contemporary, high-spec four-piece family bathroom.

Outside, the property continues to impress. The large private frontage overlooks serene fields, giving you a wonderful sense of space and nature right on your doorstep. The enclosed rear garden provides a safe, private space for children and pets to play. Plus, the detached double garage and extensive driveway ensure parking will never be an issue.

Flore is one of Northamptonshire's most desirable villages, known for its fantastic community spirit, local amenities, and excellent commuter links (including easy access to the A45, M1).

Entrance Hall

Double glazed door to the front aspect. Wall mounted radiator. Understairs storage.

Cloakroom

Double glazed widow tot he side aspect. Wash hand basin and low level WC. Plumbing for white goods. Cupboard housing Tank system.

Study

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

Lounge

Double glazed byfolding doors to the rear aspect. Wall mounted radiator.

Dining Room / Family Room

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

Kitchen

Landing

Double glazed window to the front aspect. Access to loft space. Storage cupboard.

Bedroom One

Double glazed window to the rear aspect.
Built in wardrobes. Wall mounted radiator.

En-Suite

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

Bedroom Two

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

En-Suite

Shower cubicle, wash hand basin and low level WC.

Bedroom Three

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

Bedroom Four

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

Bedroom Five

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

Bathroom

Bath, shower cubicle, wash hand basin and low level WC. Towel rail. Double glazed window to the side aspect.

Outside

Rear Garden

Laid to lawn. Patio area. Enclosed by fence with gated access.

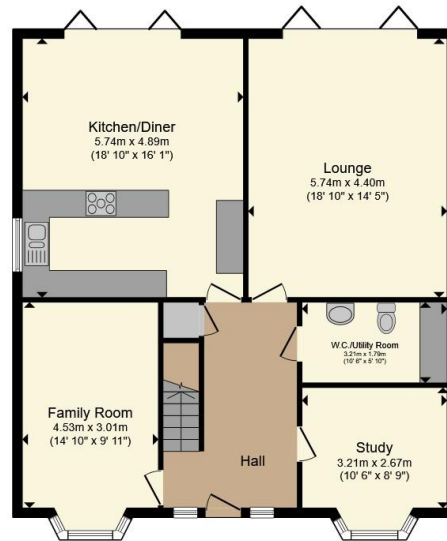
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Up and over door. Courtesy door to the garden.

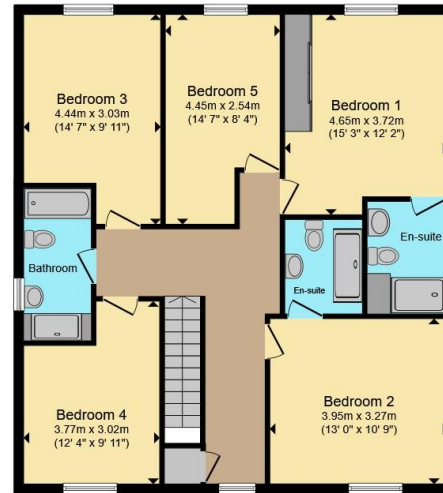




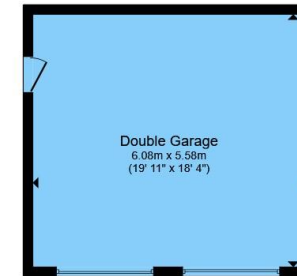




Ground Floor



First Floor



Double Garage

Total floor area 230.4 m² (2,480 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

Connells

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6 Wood Hill
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EPC Rating: B Council Tax
 Band: G

Tenure: Freehold

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Property Ref: NHT415475 - 0002