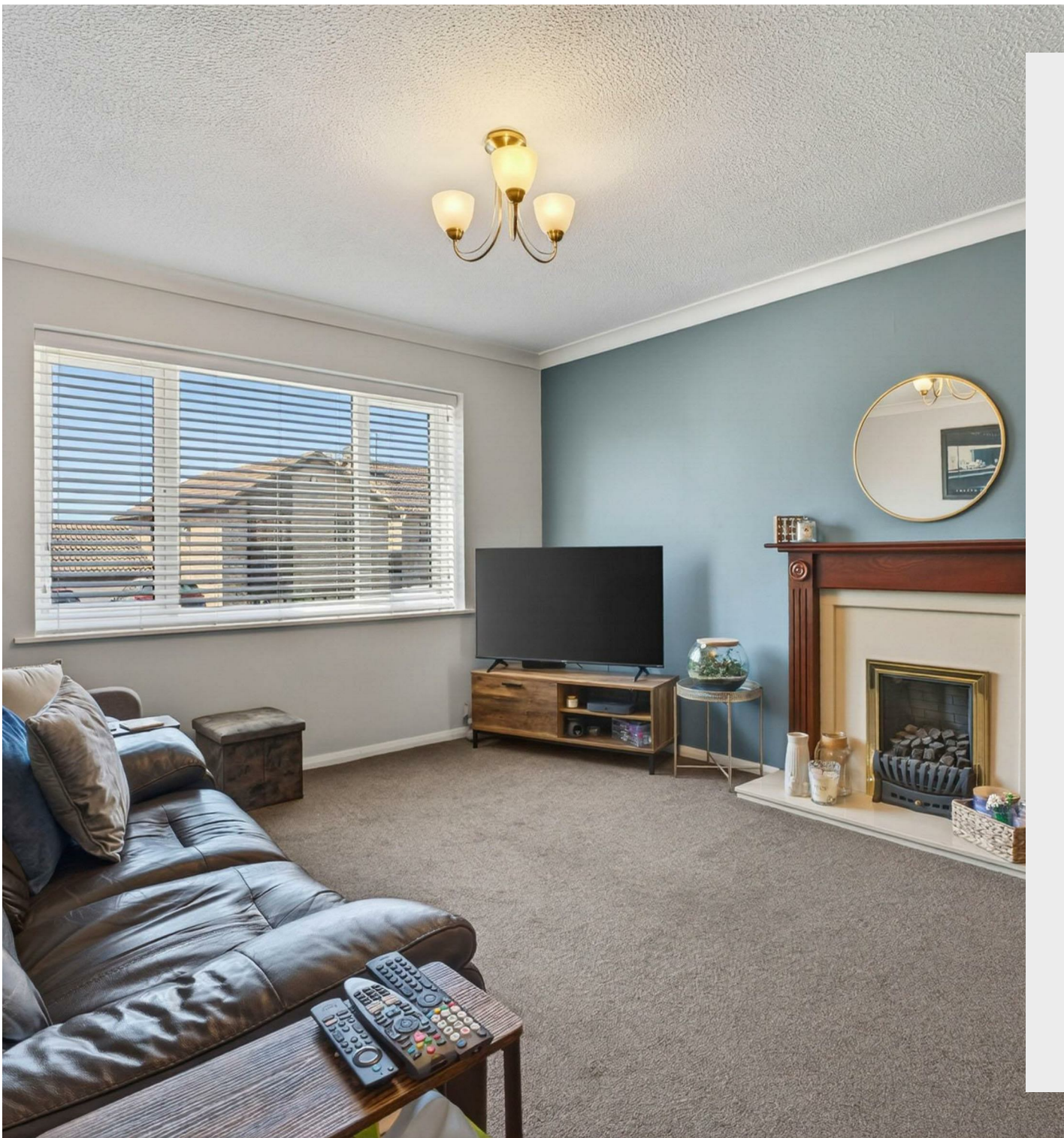




33 Kentstone Close
Northampton, NN2 8UH



Derran Dooley
Partnered With
Simpsons
Property Experts



**** GUIDE PRICE £350,000 - £370,000 ****

A well-presented detached family home, set in an elevated position within a peaceful cul-de-sac. Improved by the current owners, the property offers spacious family accommodation, landscaped gardens and off-road parking for multiple vehicles.

The entrance hall leads to the main living areas, with a useful guest WC beneath the stairs. The sitting room is bright and spacious, with a feature fireplace and gas fire creating a cosy focal point. Double doors open into the dining room, ideal for family meals or entertaining, with French doors leading directly onto the rear garden.

The kitchen is fitted with shaker-style wall and base units, generous work surfaces and space for appliances, with a side door giving access to the driveway.

Upstairs are four well-proportioned bedrooms, offering flexibility for families, guests or home working. The principal bedroom benefits from fitted wardrobes, while the remaining rooms are served by a modern family shower room with shower cubicle, WC and wash basin.

Outside, the front garden is mainly laid to lawn with planted borders, while a block-paved tandem driveway provides parking for multiple vehicles. The rear garden has been thoughtfully landscaped with a patio seating area, lawn, established planting and further seating space, making it ideal for relaxing or entertaining.

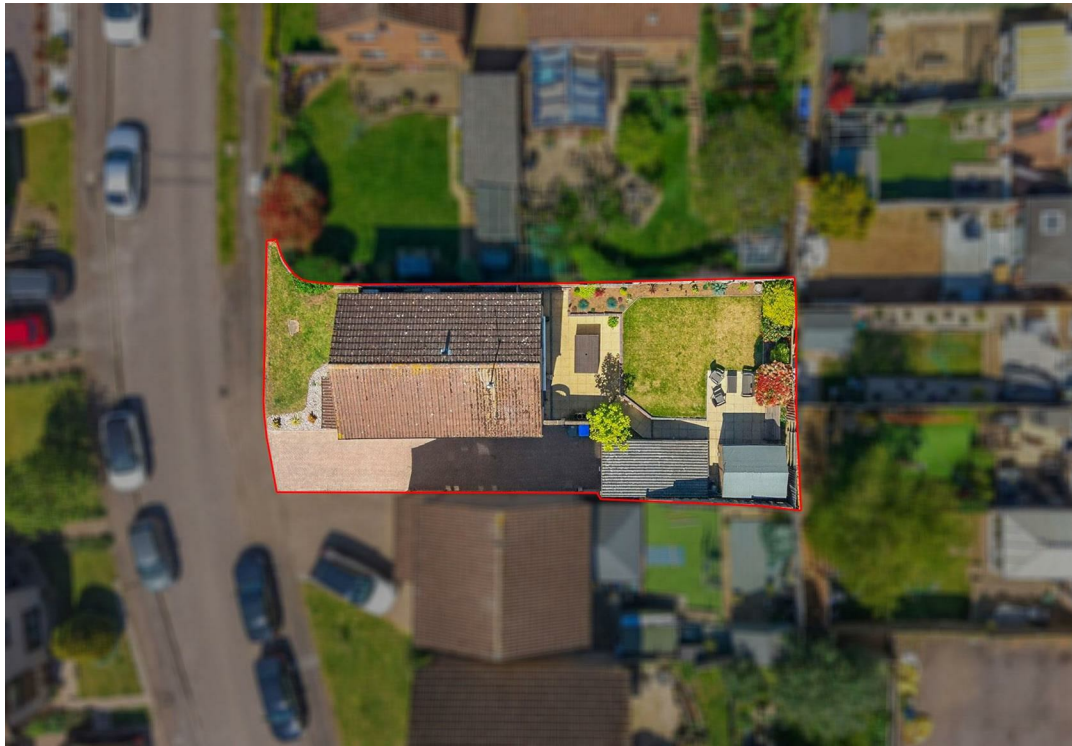
Perfectly placed for family life, the home is close to well-regarded primary and secondary schools, with Brampton Valley Way almost on your doorstep — ideal for walks, bike rides, children to explore or taking the dog out.



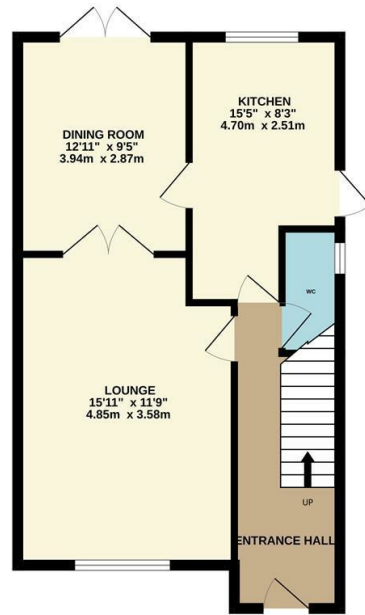
Guide price £350,000



The property is situated approximately two miles north of Northampton within a sought-after conservation area, close to Kingsthorpe Village, church and Kingsthorpe Village Primary School. A wide range of amenities are nearby including Waitrose, Asda, cafés, banks, library and local public houses. Excellent road links provide easy access to the outer ring road and major routes beyond, while rail services to London Euston are available from Northampton Railway Station.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1124sq.ft. (104.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given. Made with Metrepro ©2020.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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