



**Walledwell Court, Northampton NN3 9TW**

**welcome to**

## **Walledwell Court, Northampton**

This well-presented property offers a spacious lounge leading into a bright conservatory, a modern fitted kitchen, and a convenient downstairs cloakroom. Upstairs comprises two double bedrooms, a good-sized single bedroom, and a contemporary family bathroom.

### **Entrance Hall**

A bright and welcoming entrance hallway finished in neutral tones with modern flooring, offering access to the main living areas and stairs rising to the first floor.

### **Lounge**

A spacious and well-presented living room featuring modern flooring, neutral decor, and a stylish feature wall. The room offers plenty of space for seating and furniture, with patio doors leading through to the conservatory, allowing for plenty of natural light and creating a great flow for everyday living.

### **Conservatory**

A bright and airy conservatory providing additional reception space, ideal for relaxing, dining, or entertaining. With direct access out to the rear garden, it creates a seamless indoor-outdoor feel.

### **Kitchen / Dining Area**

A generously sized, modern fitted kitchen with a range of wall and base units, ample worktop space, and room for appliances. The space comfortably accommodates a dining table, making it perfect for family meals and entertaining.

### **Downstairs Cloakroom**

A convenient ground floor cloakroom fitted with a toilet and wash hand basin.

### **First Floor Landing**

A light landing area providing access to all bedrooms and the family bathroom.

### **Bedroom One**

A well-proportioned double bedroom with space for wardrobes and additional furniture, finished in neutral tones.

### **Bedroom Two**

A second good-sized double bedroom, ideal for family use or guests.

### **Bedroom Three**

A comfortable small double bedroom, perfect as a child's bedroom, dressing room or home office.

### **Family Bathroom**

A modern fitted family bathroom comprising bath with shower over, wash hand basin and WC, finished with tiled walls and flooring.

### **Outside Rear Garden**

A well-maintained, low-maintenance rear garden featuring a patio seating area leading onto a lawn, enclosed by fencing — ideal for outdoor dining and entertaining.

### **Front Garden**

An enclosed front garden adding kerb appeal and offering a welcoming approach to the property.





***view this property online*** [williamhbrown.co.uk/Property/NMS115992](http://williamhbrown.co.uk/Property/NMS115992)



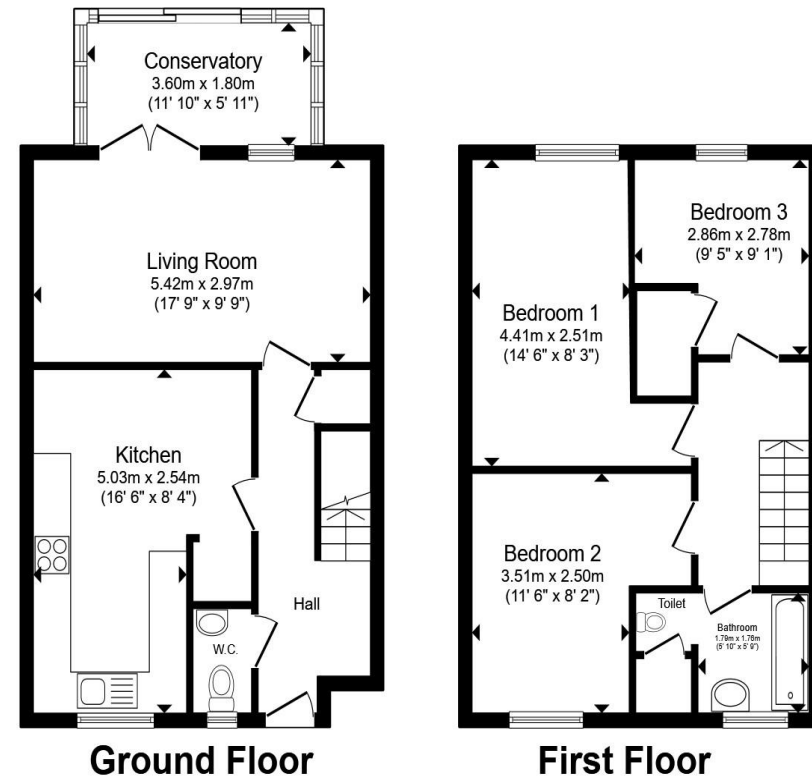
welcome to

## Walledwell Court, Northampton

- Three bedrooms
- Modern kitchen
- Spacious lounge
- Conservatory
- Downstairs cloakroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£215,000**



Total floor area 94.5 m<sup>2</sup> (1,018 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)



**view this property online** [williamhbrown.co.uk/Property/NMS115992](http://williamhbrown.co.uk/Property/NMS115992)



Property Ref:  
NMS115992 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01604 632322**



[Northampton@williamhbrown.co.uk](mailto:Northampton@williamhbrown.co.uk)



9 Bridge Street, NORTHAMPTON,  
Northamptonshire, NN1 1NH



[williamhbrown.co.uk](http://williamhbrown.co.uk)