



**Fulford Drive, Northampton NN2 7NU**

**welcome to**

## **Fulford Drive, Northampton**

Fulford Drive is an established residential area sat between Bradlaugh Fields and Kingsthorpe Golf Club and offering easy access to well regarded, schools, shops and recreation facilities.

### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors leading to all rooms.

### **Lounge/ Diner**

Double glazed window to the rear aspect, electric fireplace with surround, coving to ceiling, radiator and double glazed French doors to the rear aspect leading to rear garden.

### **Kitchen**

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric oven with glass hob and cooker hood over, space for fridge/ freezer, plumbing for washing machine, space for tumble dryer, coving to ceiling, double glazed window to the front aspect, double glazed window to the side aspect and double glazed door to the side aspect leading to rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, radiator, door to airing cupboard, access to loft space and doors leading to all rooms.

### **Bedroom One**

Double glazed window to the front aspect, fitted wardrobes, door to storage cupboard, coving to ceiling and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, coving to ceiling, door to storage cupboard and radiator.

### **Bedroom Three**

Double glazed window to the side aspect and radiator.

### **Bathroom**

Suite comprising shower with mains shower over and glass screen, pedestal wash hand basin, low level WC, radiator, extractor fan, fully tiled and double glazed obscured window to the side aspect.



## Externally

### Front

Open frontage mainly laid to lawn with driveway leading to single garage providing off road parking with bordered shrubs.

### Rear Garden

Mainly laid to lawn with paved patio area for seating, gravelled borders, garden shed and fully enclosed with timber fencing.



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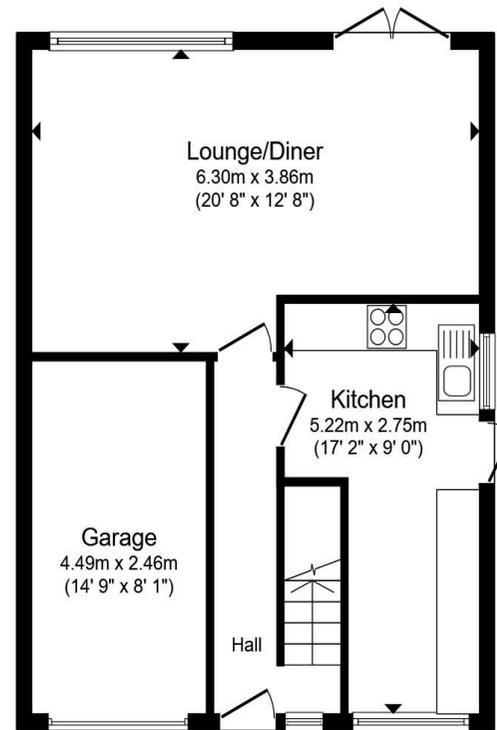
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## Fulford Drive, Northampton

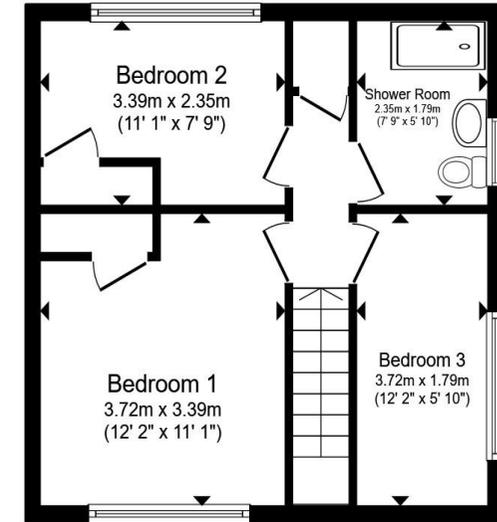
- Three Bedrooms
- Semi Detached
- Integral Garage
- South Facing Garden
- Excellent Condition

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

offers over  
**£275,000**



Ground Floor



First Floor

Total floor area 92.1 m<sup>2</sup> (991 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:  
KIN109373 - 0004

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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 719461**



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



74 Kingsley Park Terrace, Kingsley,  
NORTHAMPTON, Northamptonshire, NN2 7HH



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