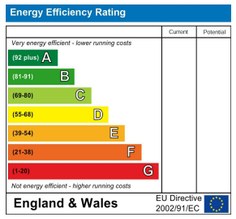
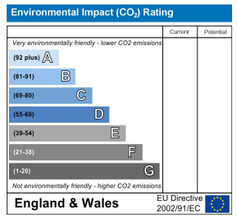


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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

115 Damselfly Road, Northampton, NN4 9ET



£300,000 Freehold

Detached family home in a popular development with close proximity to Pineham Barns School, The well-presented accommodation comprises entrance hall, cloakroom, dual-aspect lounge and a kitchen/breakfast room with French doors to the rear garden. There are three bedrooms (one with en0 suite) and a family bathroom. Outside, the property features a driveway to the side providing off-road parking for two cars, along with a low-maintenance rear garden. Further benefits include uPVC double glazing and gas radiator central heating.

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ACCOMODATION

ENTRANCE HALL

LOUNGE
15'10" x 9'8"
windows to front and rear, open plan to inner hallway.

INNER HALL
Dogleg staircase to first floor landing, understairs storage cupboard, doors to cloakroom and kitchen/breakfast room.

CLOAKS W.C
Fitted with a two piece suite comprising low level WC, pedestal mounted sink, tiled splashbacks, obscured window to rear aspect.

BREAKFAST KITCHEN
15'9" x 9'2"
Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor over, splashbacks, built in dishwasher, built in fridge/freezer, built in washing machine, window to front aspect, French doors leading to rear garden.

FIRST FLOOR LANDING
Window to front, doors to all rooms.

BEDROOM ONE
9'4" x 11'7"
Window to front aspect, door leading to en suite

EN SUITE
Fitted with a three piece suite comprising low level WC, pedestal mounted sink, double shower cubicle with shower over, tiled splashbacks. obscured window to rear aspect.

BEDROOM TWO
13'3" x 7'10"
Window to front aspect, built in double wardrobe.

BEDROOM THREE
10'7" max x 7'10"
Window to rear aspect.

BATHROOM
Fitted with a three piece suite comprising low level WC, pedestal mounted sink, panel bath with fitted shower over, tiled splashbacks, obscure window to rear aspect

OUTSIDE

FRONT GARDEN
Low level hedge, enclosed path to front door, driveway to the side providing off road parking for two cars.

REAR GARDEN
Enclosed garden, laid to patio and artificial grass. decked area, gated side access, hard standing for shed, enclosed by timber fencing.

SERVICES
Mains drainage, gas, water and electricity are connected.

COUNCIL TAX
West Northamptonshire Council - Band D

LOCAL AMENITIES
Pineham Village is a newer development well served by a variety of shops and schooling. There are local bus services into Northampton town centre and good road links to the A45, A43 and M1 Motorway

HOW TO GET THERE
To drive to Damselfly Road in Pineham from Northampton Town Centre, head west out of the town centre on the A4500 (St James' Road), continuing past the Sixfields area. Take the exit toward Upton/Pineham and merge onto Upton Valley Way North, then follow it as it connects to Upton Valley Way East. At the roundabout, take the exit onto Mayfly Road, then make a quick turn onto Damselfly Road to reach your destination