

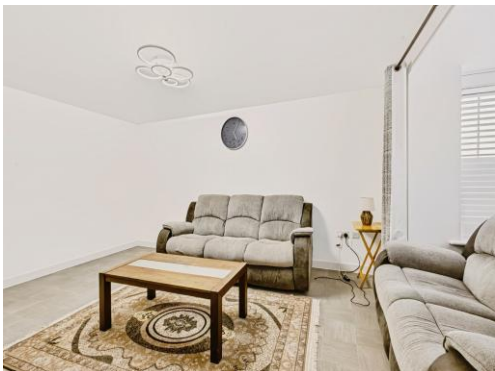


Connells

Marram Crescent
Harpole Northampton

Marram Crescent Harpole Northampton NN7 4FD

for sale
£430,000



Property Description

Situated in an exceptionally sought-after modern development on the edge of both Harpole and Duston, this beautifully presented four-bedroom detached family home with garage, driveway parking and landscaped south-facing garden on Marram Crescent offers stylish, contemporary living throughout.

Positioned in a wonderfully quiet location, the property still benefits from approximately 9 months remaining on the builder warranty, followed by the NHBC warranty for a further 8 years, and is offered to the market with no upward chain—making it completely ready for a buyer to move straight in.

The accommodation welcomes you with a spacious entrance hall leading to a light and airy living room, a convenient downstairs WC, and a stunning, high-specification kitchen/diner. The kitchen serves as the heart of the home, complete with ample workspace and French doors that seamlessly open out onto the garden—ideal for modern family life and entertaining. For those working from home, fast fibre broadband is readily available.

To the first floor, you will find four well-proportioned bedrooms. The principal master suite boasts built-in wardrobes and a sleek en-suite shower room. Bedroom two also features built-in wardrobes, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, a landscaped south-facing garden. To the front and side, you will find the added convenience of a single garage, driveway and an already-installed EV charger.

Situated In An Entrance Hall

Double glazed door to the front aspect. Double glazed window to the side aspect. Storage cupboard housing boiler and fuse board. Wall mounted radiator. Understairs storage cupboard.

Cloakroom

Wash hand basin and low level WC. Wall mounted radiator.

Lounge

Double glazed window to the front aspect. Two wall mounted radiators. TV point.

Kitchen / Diner

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated oven, gas hob and hood over. Two wall mounted radiators. Double glazed window and french doors to the rear aspect.

Landing

Double glazed window to the side aspect. Storage cupboard. Access to loft space. Wall mounted radiator.

Bedroom One

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

En Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Bath with shower over, wash hand basin and low level WC. Double glazed window to the side aspect.

Outside

Rear Garden

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

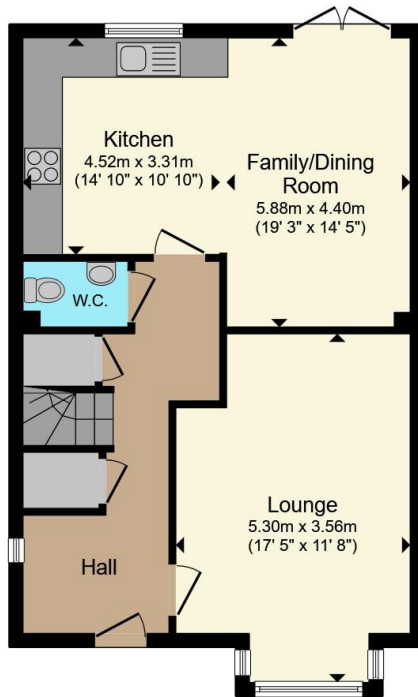
Garage

Up and over door. Driveway for two vehicles.

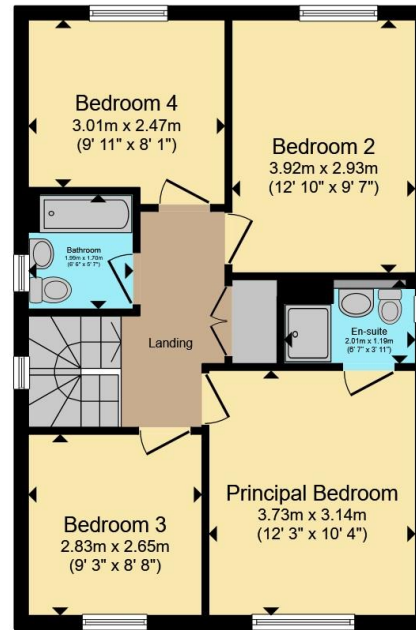




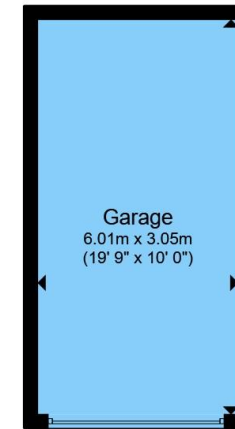




Ground Floor



First Floor



Garage

Total floor area 107.9 m² (1,161 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

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6 Wood Hill
NORTHAMPTON NN1 2DA

EPC Rating: A Council Tax
Band: E

Tenure: Freehold

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