228 Obelisk Rise

NORTHAMPTON
NN2 8TW

£285,000

- DETACHED
- GAS TO RADIATOR HEATING
- TANDEM LENGTH GARAGE
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: C

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Welcome to this charming modern detached house located on the desirable Obelisk Rise in Northampton. This delightful property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house features a well-appointed bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to two vehicles, which is a rare find in many homes today. Additionally, the tandem length garage provides further storage options or the perfect space for a workshop.

Set in a modern development, this home offers a blend of contemporary living with the charm of a friendly neighbourhood. The location is ideal for families, with local amenities, schools, and parks within easy reach, making it a perfect choice for those seeking a vibrant community atmosphere.

This property presents an excellent opportunity for anyone looking to settle in a well-connected area of Northampton. With its appealing features and modern design, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Ground Floor

Entrance Porch
Tiled flooring, UPVC double glazed window to front and side, door to:

Entrance Hall
Stairs leading to first floor landing, UPVC double glazed window to front, laminate flooring, door to:

Cloakroom
Low level WC, hand wash basin, tiled splash areas, radiator.

Lounge/Diner
15'3" x 17'11" (4.67 x 5.48)
Laminate flooring, radiator, TV point, UPVC double glazed windows to front and rear, UPVC double glazed door to rear.

Kitchen/Breakfast Room
19'1" x 10'1" (5.84 x 3.09)
Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, plumbing for washing machine and dishwasher, radiator, UPVC double glazed window to rear, UPVC door to side.

First Floor

Landing
Laminate flooring, radiator, UPVC double glazed window to front, loft access, built in storage cupboard.

Bedroom One
12'4" x 8'11" (3.76 x 2.73)
Built in wardrobe, radiator, laminate flooring, UPVC double glazed window to rear.

Bedroom Two
11'7" x 7'8" (3.54 x 2.34)
Laminate flooring, built in wardrobe, radiator, UPVC double glazed window to rear.

Bedroom Three
8'6" x 7'3" (2.61 x 2.22)
Laminate flooring, radiator, UPVC double glazed window to front.

Bathroom
Suite comprising bath unit with shower mixer tap, hand wash basin, low level WC, tiled splash areas, heated towel rail, UPVC double glazed window to front.

Externally

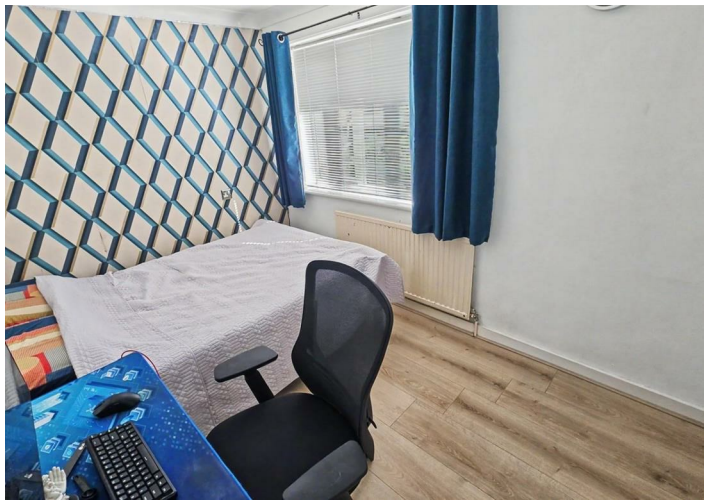
Front Garden
Area laid to lawn, block paved frontage with plants, driveway providing off road parking leading to garage.

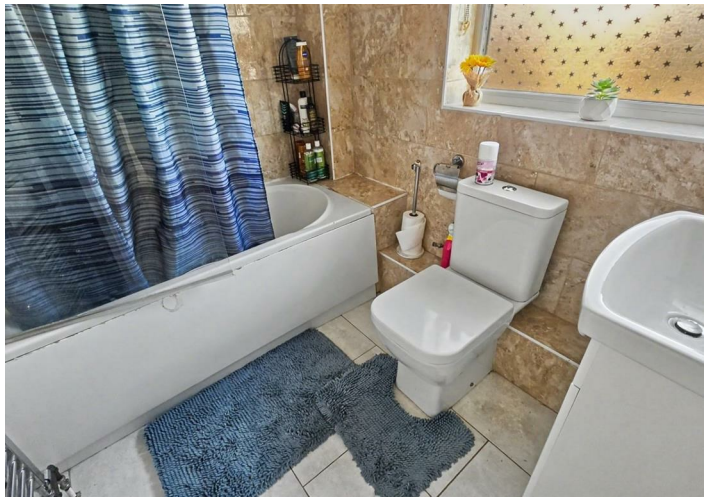
Garage
Tandem length garage, up and over door, power and light connected.

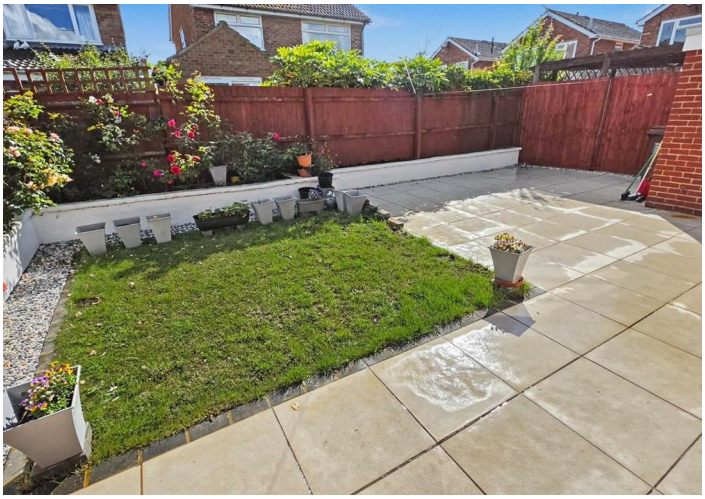
Utility Room
Garage partly converted to utility room, UPVC double glazed window to rear, door to back garden.

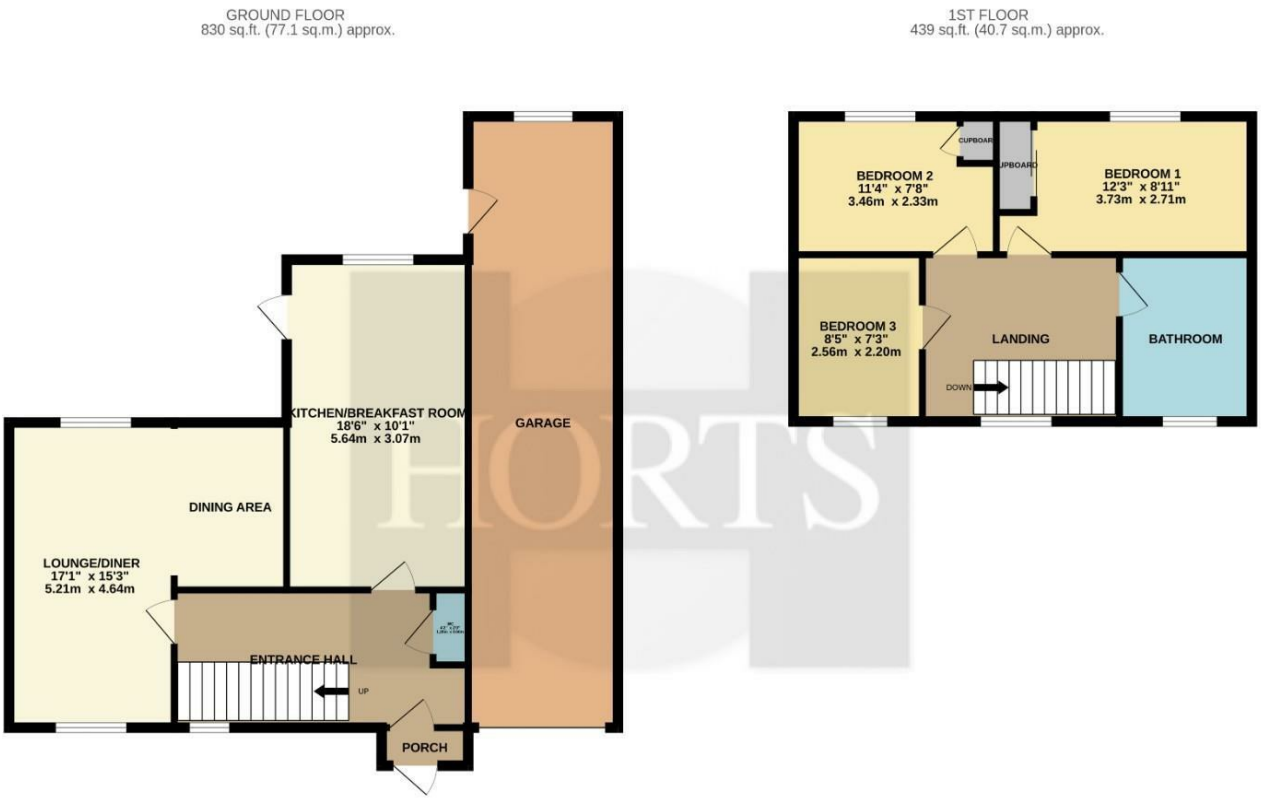
Rear Garden
Paved patio area leading to lawn, flower and shrub borders, timber shed.

Agents Notes
Council Tax Band: C









TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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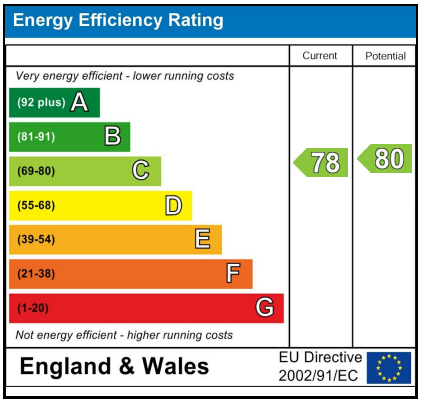

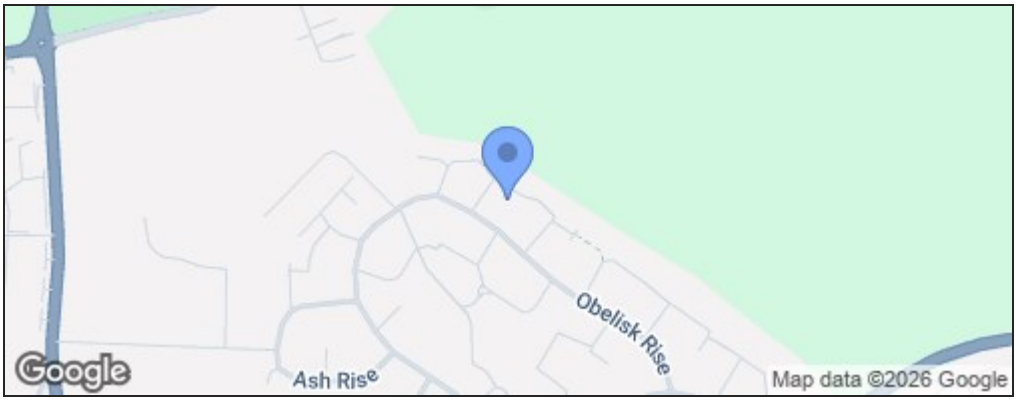

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