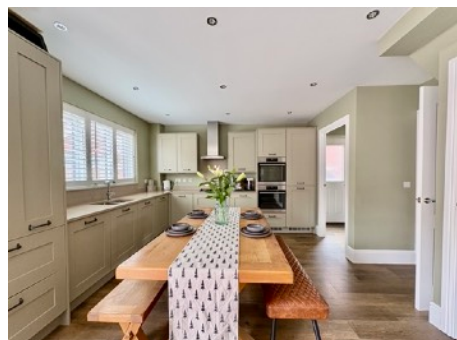




Good Choice are proud to offer for sale this well presented, modern detached property built by Redrow Homes to their 'Cambridge' design, still under a builders warranty and situated in the popular area of Parklands near to schools, including Northampton School for Girls, parks and local shops.

Accommodation includes entrance hall, lounge, WC, kitchen dining living room and utility. To the first floor are four double bedrooms, en-suite and family bathroom. Outside are landscaped rear gardens, front garden and driveway for 2/3 cars leading to a single garage. (A/128m2/M)

Key Features:

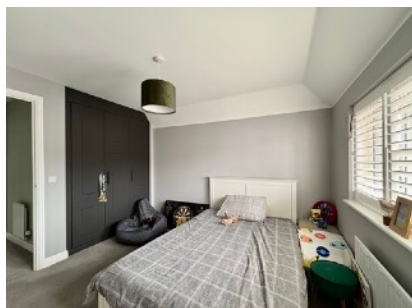
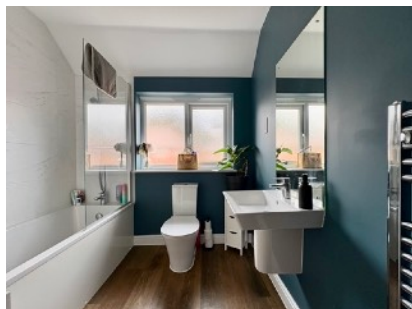
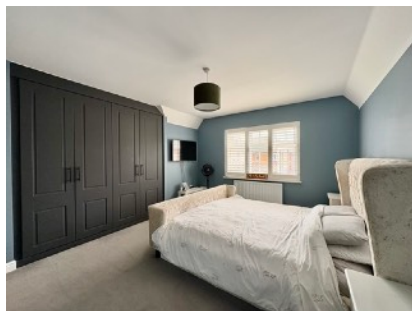
- MODERN DETACHED - REDROW HOMES BUILT 2023
- UNDER BUILDERS WARRANTY
- 23FT KITCHEN DINING LIVING ROOM
- UTILITY & WC
- SEPARATE LOUNGE
- FOUR DOUBLE BEDROOMS
- FITTED WARDROBES IN BEDROOM 1 & 2
- EN-SUITE
- LANDSCAPED REAR GARDEN
- DRIVEWAY FOR 2/3 CARS & GARAGE & EV CHARGING POINT
- COUNCIL TAX BAND E



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For more property information please see the 'Property Description' page on the Rightmove advert. "By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."



Entrance Hall

Entered via a composite front door, Amtico flooring, radiator, cupboard, doors to the lounge, WC, kitchen dining living room and stairs to the first floor.

WC

1.95m x 1.79m (6'5 x 5'10)

Amtico flooring, radiator, dual flush WC, mounted hand basin and double glazed window to the front.

Lounge

4.91m x 3.67m (16'1 x 12')

Amtico flooring, double glazed window to the front, Tv point and radiator.

Kitchen Dining Living Room

4.67m x 7.29m (15'4 x 23'11)

Amtico flooring, base and wall units, quartz worktops, one and a half stainless steel sink, fitted dishwasher, gas hob, splash back, extractor, double electric oven, double glazed window to the rear, double glazed French doors to the rear, media wall, TV point, electric fireplace with decorative lighting, radiator, walk in cupboard and door to the utility.

Utility

1.8m x 1.8m (5'11 x 5'11)

Amtico flooring, base and wall units, quartz worktops, stainless steel sink, space for a washing machine and dryer, boiler cupboard, radiator, extractor and composite door to the side.

First Floor Landing

Carpet, loft access (basic storage only), radiator and doors to:

Bathroom

2.47m max x 2.17m (8'1 x 7'1)

Amtico flooring, bath with shower over, dual flush WC, mounted wash basin, radiator, extractor, tiling to water sensitive areas and double glazed window to the rear.

Bedroom 1

3.86m x 4.22m (12'8 x 13'10)

Carpet, double glazed window to the front, fitted wardrobes, radiator, TV point and door to the en-suite.

En-Suite

1.3m x 2.53m (4'3 x 8'4)

Amtico flooring, shower cubicle, dual flush WC, mounted wash basin, double glazed window to the side, radiator and extractor.

Bedroom 2

4.02m max x 3.37m max (13'2 x 11'1)

Carpet, fitted wardrobe, double glazed window to the front and radiator.

Bedroom 3

3.54m x 2.56m (11'7 x 8'5)

Carpet, radiator and double glazed window to the rear.

Bedroom 4

3.65m max x 2.76m max (12' x 9'1)

Carpet, radiator and double glazed window to the rear.

Rear Garden

Fence enclosed, with two large patio seating areas, pergola (with lighting), lawn area (currently under repair), tap, power point, raised beds and shrubs.

Front Garden

Hedge boundary, lawn, path to the front door, driveway for two/three cars leading to an EV CHARGING POINT, gated side access to the garden and oversized garage.

Garage

6.1m x 3.38m (20' x 11'1)

Up and over garage door and light.

* Estate service charge of approx £243 per annum



The graph shows this property's current and potential energy rating.

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Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.