



**Connells**

Coniston Avenue  
Northampton



## Property Description

As you approach the property, you are greeted by private driveway lead to a single-car garage perfect for off-road parking and storage. Step through the welcoming entrance porch into a bright hall that opens onto a spacious sitting/dining room, ideal for relaxed evenings or entertaining guests.

The heart of the house is a newly updated kitchen/breakfast room. Featuring integrated appliances, sleek worktops and plentiful cabinetry, it offers a contemporary feel while still retaining a cosy, home-cooked vibe. Adjacent is a functional utility room, providing extra space for laundry and household chores.

On the ground floor, a convenient WC adds practicality for guests. Upstairs you'll find three well-proportioned bedrooms, each benefiting from generous natural light. The family bathroom is tastefully refurbished.

Outside, the property truly shines. An enclosed, mature rear garden backs directly onto verdant parkland, giving you a sense of privacy. The front garden further enhances curb appeal and contributes to the property's welcoming first impression.

### Entrance Hall

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

### Cloakroom

Double glazed window to the rear aspect. Wash hand basin and low level WC.

### Lounge / Diner

Double glazed window to the front aspect. Double glazed sliding doors to the rear aspect. Two wall mounted radiators.

### Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Electric hob with hood over. Integrated appliances. Double glazed window to the rear aspect.

### Utility Room

Plumbing for white goods. Door leading to the garage. Door to the rear aspect.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

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

### **Outside**

#### **Front Garden**

Laid to lawn. Driveway.

#### **Rear Garden**

Laid to lawn. Patio. Enclosed by fencing.

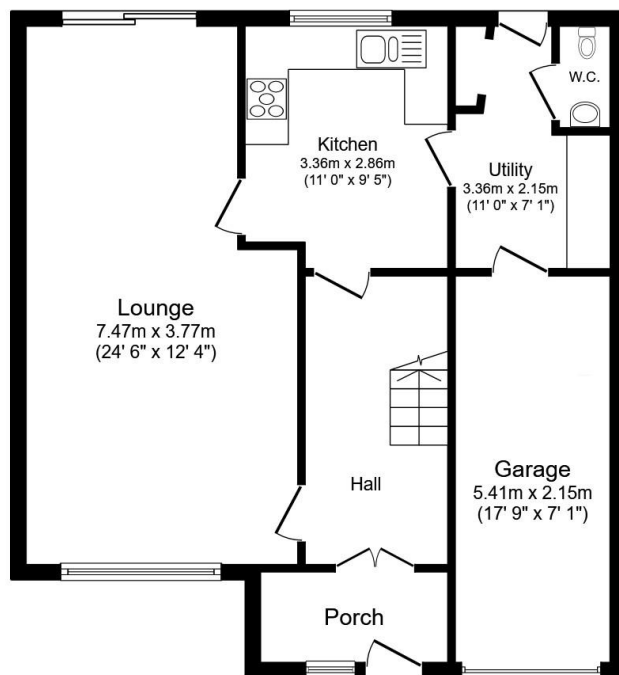
### **Garage**

Electric roller door.



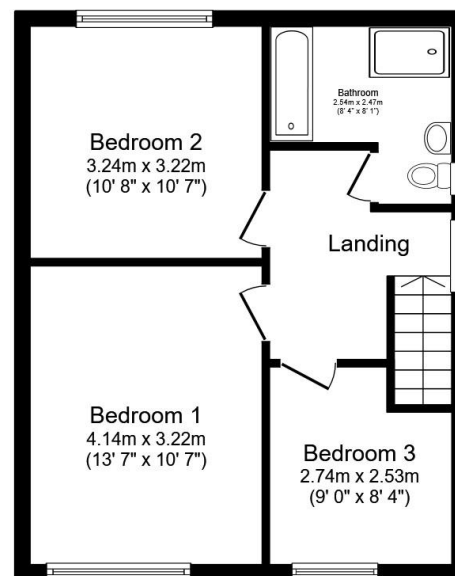






### Ground Floor

Floor area 67.0 sq.m. (721 sq.ft.)



### First Floor

Floor area 43.6 sq.m. (470 sq.ft.)

Total floor area: 108.7 sq.m. (1,170 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of an 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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**T 01604 638 281**  
**E northampton@connells.co.uk**

6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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