

**15 Excelsior Gardens
St Giles Park
NORTHAMPTON
NN5 6YN**

£395,000



- **DETACHED**
- **CUL DE SAC POSITION**
- **LANDSCAPED GARDENS**
- **GAS RADIATOR HEATING**

- **FOUR BEDROOMS**
- **ENSUITE TO MAIN BEDROOM**
- **WELL PRESENTED**
- **ENERGY EFFICIENCY RATING:**

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PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented four bedroom detached family home, tucked away in a quiet cul-de-sac within the highly sought after St Giles Park development in Duston. The property is conveniently positioned close to a range of local schools, amenities and transport links.

The accommodation begins with an inviting entrance hall, cloakroom/WC, a well proportioned sitting room and a stylish open plan kitchen/dining room, ideal for modern family living and entertaining. To the first floor, the main bedroom benefits from built-in wardrobes and a private en-suite shower room. There are three further bedrooms, two of which are comfortable doubles, along with a contemporary family bathroom.

Externally, the property enjoys landscaped gardens to both the front and rear. The enclosed rear garden features a lawn, porcelain tiled patio areas and a covered outdoor seating space, creating an excellent area for relaxation and entertaining. To the front, there is additional off road parking, a porcelain tiled pathway to the entrance, and a driveway to the side providing further parking. The former single garage has been thoughtfully converted into a home office.

Additional features include uPVC double glazing and gas radiator heating throughout.

Ground Floor

Entrance Hall

Approached via entrance door, stairs rising to first floor landing with storage under, storage heater, doors leading to;

Cloakroom/WC

Window to the front elevation, low level wc, wash hand basin set into vanity unit, radiator.

Lounge

15'11" x 11'2" (4.86m x 3.42m)

Window to the front elevation, log burner with mantel over, wall lights points in recess, radiator, door to hallway, double doors to;

Kitchen/Dining Room

19'0" x 13'8" (5.80m x 4.19m)

Kitchen area: Window to the rear elevation, sink unit with mixer tap over set into a range of cream base units with wood effect work surfaces, complementary tiled splash backs, matching wall mounted units, breakfast bar with space for stools under, radiator, door to the side leading to the rear garden and door to hallway.

Dining area: Patio doors leading to the rear garden.

First Floor

Landing

Loft access to roof space, storage cupboard, doors to;

Bedroom One

12'1" x 9'10" (3.69m x 3.02m)

Window to the front elevation, radiator, built in double wardrobe, door to

Ensuite

Window to the side elevation, low level wc, wash hand basin, shower with glass doors, heated towel rail, fully tiled to floor and walls.

Bedroom Two

10'4" x 9'10" (3.17m x 3.02m)

Window to rear elevation, radiator.

Bedroom Three

10'10" x 9'1" (3.31m x 2.79m)

Window to front elevation, radiator, overstairs storage cupboard, radiator.

Bedroom Four

10'4" x 6'7" (3.17m x 2.03)

Window to rear elevation, radiator,

Bathroom

Window to side elevation, low level wc, bath with shower over and glass screen, wash hand basin, fully tiled to floor and walls.

Externally**Garage/Home Office**

Window and door to the side giving access to the garden, up and over garage door to the front, power and light connected, access to eaves storage.

Rear Garden

Beautifully landscaped rear garden with lawn and raised planters, mature trees, patio area, modern pergola providing sheltered seating area, gated side access leading to the garage/home office and to the front of the property.

Front Garden

Driving providing off road parking and leading to the garage, pathway to entrance door, gated access to rear.

Agents Notes

West Northamptonshire Council

Council Tax Band D

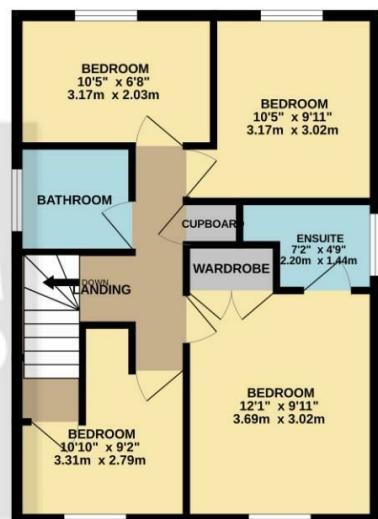




GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

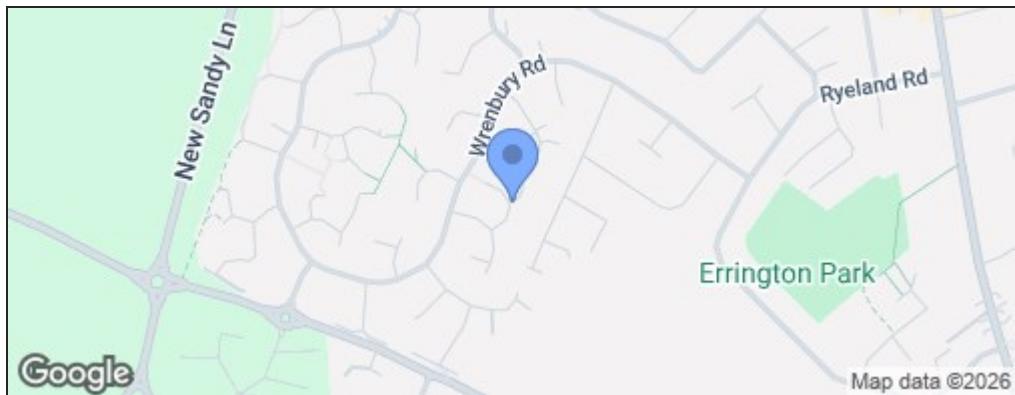


TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.