



### HOW TO GET THERE

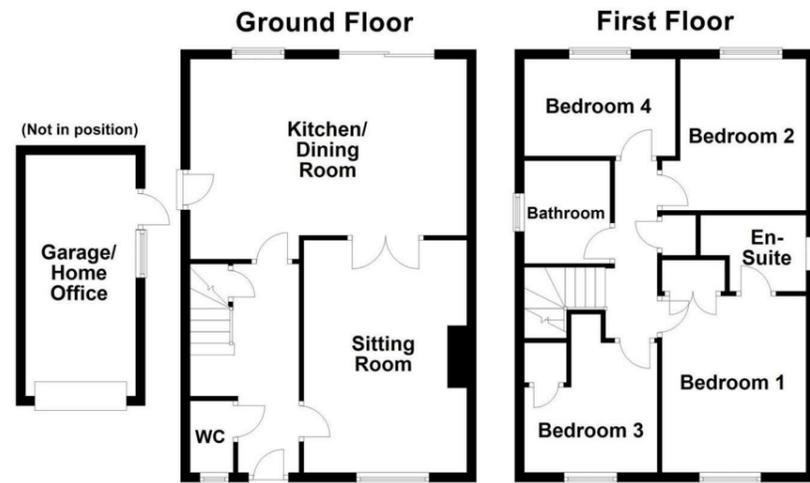
From Northampton town centre proceed in a westerly direction along the A4500 to St James. Continue along the Harlestone Road towards Dallington and proceed over the roundabout towards Duston. Continue past Lodge Farm industrial estate on the right hand side and proceed in a northerly direction towards the roundabout at Harlestone Manor and turn left onto the New Sandy Lane. Take the next turning left into Weggs Farm Road and follow this round for approximately half a mile and then turn right into Excelsior Gardens and follow the road as it bears round to the left hand side where the property can then be found on the right hand side.

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Not to scale. For illustrative purposes only

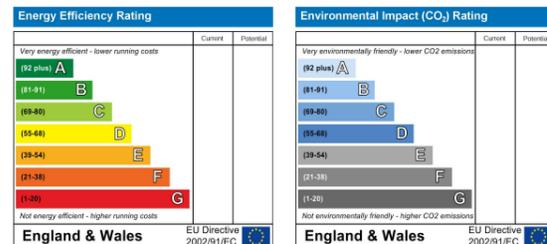
## 15 Excelsior Gardens, St Giles Parks, Northampton, NN5 6YN



### Asking Price £385,000 Freehold

A very well maintained modern four bedroom detached family home situated in a quiet cul de sac in the popular residential area of St Giles Park, Duston. The accommodation comprises entrance hall, cloakroom, lounge, kitchen/diner and to the first floor there are four bedrooms with ensuite to the master and a family bathroom. Outside there is a front garden and driveway giving off road parking and leading to the garage which has been converted into an office/gym. The good size landscaped rear garden is mainly laid to lawn and patio and enjoys a sunny aspect and privacy.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via a UPVC double glazed front door with obscure glass window, wood flooring, radiator, under stairs storage cupboard, stairs to the first floor and doors leading to:-

#### CLOAKROOM

Suite comprising WC, wash hand basin, radiator, half tiled and UPVC double glazed window with obscure glass to the front.

#### LOUNGE

15'9 x 11'3

UPVC double glazed bay window to the front, wood flooring, wall lights, electric log burner in fireplace with slate hearth and wooden mantle and a radiator.



#### KITCHEN/DINER

19'5 x 13'8

A re-fitted range of base and eye level units, modern worktops and breakfast bar, stainless steel sink and drainer, chrome mixer tap, tiled splashbacks and a central divide. The built in appliances include oven, grill, induction hob, dishwasher, space for fridge/freezer and UPVC double glazed window to the rear.



#### DINING AREA

Space for a table, radiator and UPVC double glazed French doors to the rear garden.



### FIRST FLOOR

#### LANDING

Storage cupboard, loft access with pull down ladder housing the gas combination boiler and doors leading to:-

#### BEDROOM ONE

12'1 x 10'0

UPVC double glazed window to the front, radiator, built in double wardrobe and door leading to:-



#### ENSUITE

7'2 x 4'4

Suite comprising WC, wash hand basin in vanity unit with storage below, shower cubicle with glass folding door, fully tiled and UPVC double glazed window with obscure glass to the side.

#### BEDROOM TWO

10'4 x 9'9

UPVC double glazed window to the rear and radiator.



#### BEDROOM THREE

9'9 x 6'7

UPVC double glazed window to the rear, radiator and built in wardrobe.



#### BEDROOM FOUR

10'4 x 9'1

UPVC double glazed window to the front, radiator and built in wardrobe

#### FAMILY BATHROOM

6'7 x 6'0

Suite comprising WC, wash hand, panelled bath with glass screen with rain head shower and hand held shower attachment, radiator, fully tiled and UPVC double glazed window with obscure glass to the side.



### OUTSIDE

#### FRONT GARDEN

The front garden has been changed to a gravelled driveway giving extra off road parking with tarmac driveway to the side and leading to the garage. Lawn area and secure gated access to the side from front to rear.

#### CONVERTED GARAGE/OFFICE/GYM

16'6 x 8'4

This ideal work from home office has UPVC double glazed window and door to the side, loft access with pull down ladder, power and lighting.



#### REAR GARDEN

The landscaped rear garden has a large porcelain tiled patio with the remainder of the garden mainly laid to lawn, undercover wooden seating area, shed, raised flower beds, mature bushes, tropical plants and mature trees. The rear garden enjoys a sunny aspect and privacy.

#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

For further information on viewing call 01604 230222