

for sale

guide price **£375,000 - £400,000**



Falcutt Way Northampton NN2 8NR

****GUIDE PRICE £375,000 - £400,000****

Offered to the market is this immaculately presented four bedroom home, benefiting from a spacious living room with study area, kitchen/dining room, two re-fitted shower rooms and parking for several cars.



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Entrance Hall

UPVC double glazed door to the front elevation, with complimentary UPVC window to the side of the front door. Wall mounted radiator, storage cupboards and stairs rising to the first floor landing. Further doors lead off to the living room, bedroom four/family room and re-fitted shower room.

Living Room

UPVC double glazed french doors to the rear garden, with complimentary UPVC double glazed windows either side. Feature chimney breast with a remote contemporary gas fire set in. TV point, wall mounted radiator and connecting door to the kitchen/dining room. Wall lights and open to a study area.

Study Area

UPVC double glazed window to the front elevation. Wall lights and wall mounted radiator.

Kitchen/ Dining Room

Fitted Kitchen with an extensive range of wall and base level units. One and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Integrated appliances comprise washing machine, fridge and freezer, dishwasher, electric oven and four ring induction hob with cooker hood over. Two UPVC double glazed windows to the rear elevation, and a further UPVC double glazed window to the side elevation. Wall mounted radiator and UPVC double glazed door to the rear elevation, leads out to the rear garden.

Bedroom Four/ Family Room

UPVC double glazed window to the front elevation. Wall mounted radiator and TV point.

Family Shower Room

Re-fitted three piece white suite comprising walk-in tiled double shower cubicle, wash hand basin set into a vanity unit with storage below, and low level flush w.c. Extractor fan, chrome heated towel rail and fully tiled to walls and floor. .

First Floor Landing

Stairs rise from the entrance hall and doors leading off to three bedrooms.

Master Bedroom

UPVC double glazed window to the front elevation. Fitted bedroom furniture to include wardrobes, top boxes and a dressing table with integrated draws. Wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Re-fitted three piece white suite comprising tiled double shower cubicle, wash hand basin set into a vanity unit with storage below, and low level flush w.c. Fully tiled to walls and floor, extractor fan, wall mounted radiator and UPVC opaque double glazed window to the rear elevation.



Bedroom Two

UPVC double glazed window to the front elevation. Two double fitted wardrobes, under eaves storage and wall mounted radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Wall mounted radiator and access to loft space.

Outside

Driveway

A large block paved driveway set to the front of the property provides off-road parking for several cars. Gated access to the side leads through to the rear garden.

Rear Garden

Mainly laid to lawn with flower and shrub borders. Block paved patio area, retaining timber fencing and brick wall. Courtesy door to the single garage and gated access to the side leads to the front of the house.

Single Garage

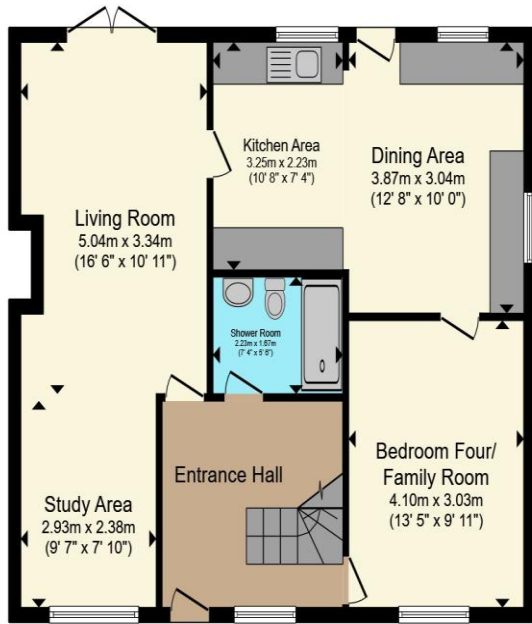
Single garage with up and over door and power and lighting connected. Further parking set to the front of the garage and courtesy door to the rear garden.

Council Tax Band

C







Ground Floor



First Floor

Total floor area 118.6 m² (1,276 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any 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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Property Ref: KTP408292 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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