



Connells

Woodside Avenue
Northampton



Property Description

Spacious Detached Living in Prime Boothville Location – Offered with No Chain

We are delighted to bring to the market this impressive double bay-fronted detached bungalow, situated in the highly sought-after residential area of Boothville. Offering an abundance of space and potential, this property is perfect for those looking for a quiet neighbourhood without compromising on convenience.

The Accommodation Entering through the welcoming porch and hallway, the property comprises three well-proportioned double bedrooms, ensuring plenty of space for families or those requiring a home office. The heart of the home is the generous lounge, which flows seamlessly into a bright rear conservatory, the perfect spot to enjoy views of the garden year-round.

The kitchen/breakfast room provides ample space for dining, making it an ideal environment for casual hosting. The home is completed by a family bathroom.

Outside The property boasts an enclosed rear garden, featuring a patio area ideal for outdoor entertaining and summer dining. To the front, the property benefits from a block-paved driveway, offering off-road parking for at least three vehicles

Location Boothville remains one of the area's most popular locations, renowned for its peaceful atmosphere while providing excellent access to local shops, schools, parks, and green spaces. Commuters will benefit from fantastic transport links providing easy access to the wider road networks.

Lounge

Double glazed sliding doors leading to the conservatory. Chimney breast. Wall mounted radiator. TV point.

Kitchen

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Integrated appliances. Double glazed door to the rear aspect. Double glazed window to the side and rear aspects. Wall mounted radiator.

Conservatory

Double glazed UPVC construction.

Bedroom One

Double glazed bay window to the front aspect. Wall mounted radiator. Built in wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

Bath with shower over, wash hand basin and low level level WC. Wall mounted radiator. Double glazed window to the side aspect.

Outside

Front Garden

Block paved driveway. Enclosed by wall with railings.

Rear Garden

Patio area. Shed. Raised flower beds. Enclosed by fencing.









Total floor area 92.0 m² (991 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



To view this property please contact Connells on

T 01604 638 281
E northampton@connells.co.uk

6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/NHT415218



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NHT415218 - 0004