

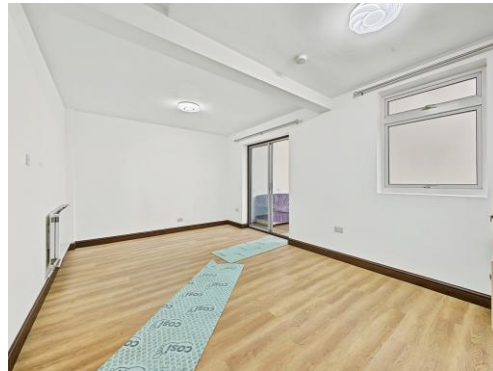


Connells

Winchester Close  
Northampton

# Winchester Close Northampton NN4 8BA

for sale  
**£380,000**



## Property Description

Upon entering, you are welcomed by a bright entrance hall with stairs rising to the first floor. The ground floor living space is both versatile and expansive, boasting a bay-fronted living room, a central family room, and a magnificent newly fitted modern kitchen complete with integrated appliances. Flowing effortlessly from the rear is a light-filled sun room/third reception room overlooking the garden, complemented by a convenient newly fitted downstairs shower room.

To the first floor, the property continues to impress with five well-proportioned bedrooms and a sleek, contemporary newly fitted family shower room.

Outside: To the front, a newly paved driveway provides off-road parking for two vehicles. The private rear garden is enclosed by timber panel fencing, featuring a generous patio area ideal for outdoor entertaining, with the remainder laid mainly to lawn.

Delapre is widely regarded as one of Northampton's most convenient and attractive locations. Nature lovers will enjoy being within walking distance of the stunning Delapre Abbey and Park, offering acres of historic parkland, walking trails, and coffee shops. For commuters, the property is a dream, offering exceptionally easy access to the M1 motorway (Junction 15) and Northampton Town Centre/Railway Station, providing direct links to London Euston and Birmingham. A range of local amenities, schools, and supermarkets are also right on your doorstep.

## Entrance Hall

Enter via door to the front aspect. Fuse board and gas meter. Wall mounted radiator.

## Cloakroom

Double glazed window to the rear aspect. Shower cubicle. Wash hand basin and low level WC. Towel rail.

## Lounge

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

## Dining Room

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

## Reception Room

Two double glazed windows to the rear aspect and double glazed french doors to the rear aspect.

## Kitchen

Wall and base units. Sink and drainer. Gas hob with hood over. Space for white goods. Double glazed window to the front aspect.

## Landing

Access to loft space. Storage cupboard housing boiler.

## Bedroom One

Double glazed bay 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.

## Bedroom Four

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

## Bedroom Five

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

## Bathroom

Shower cubicle, wash hand basin and low level WC. Double glazed window to the rear aspect. Towel rail.

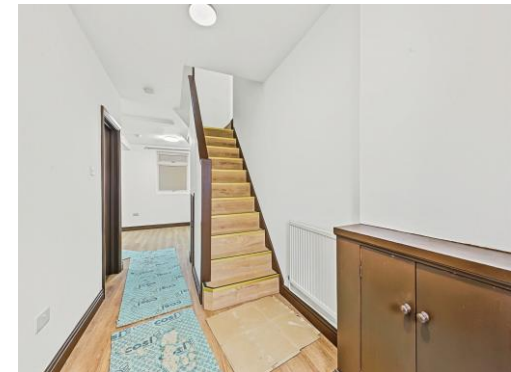
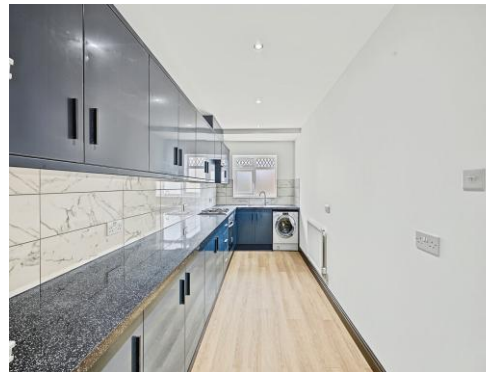
## Outside

## Rear Garden

Laid to lawn. Patio area. Enclosed by fencing.

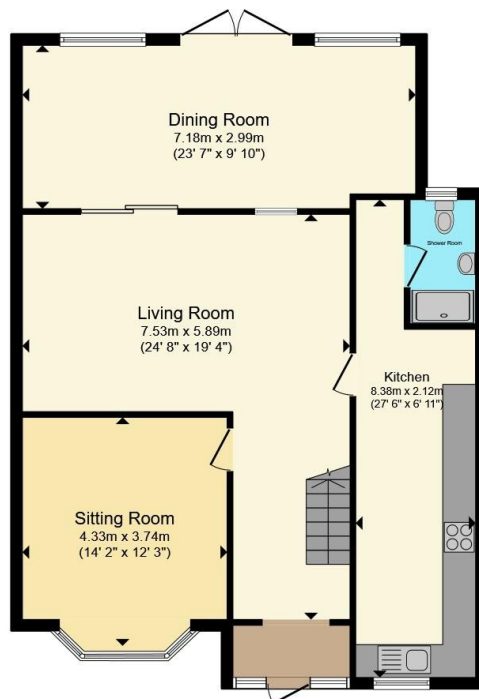
## Parking

Driveway.

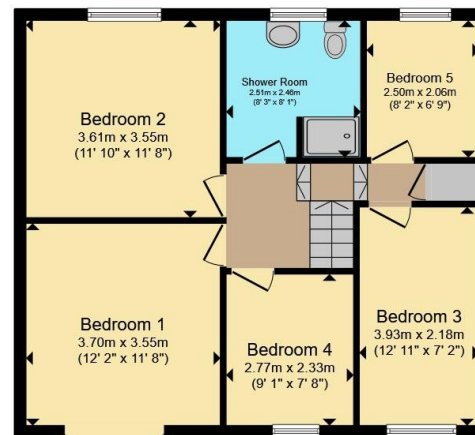








**Ground Floor**



**First Floor**

Total floor area 151.8 m<sup>2</sup> (1,634 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](http://www.propertybox.io)

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6 Wood Hill  
NORTHAMPTON NN1 2DA

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/NHT415539](http://connells.co.uk/Property/NHT415539)**



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.

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