65 Cottesbrooke Gardens

NORTHAMPTON
NN4 0DE

£425,000









- DETACHED
- THREE STOREY
- MASTER WITH EN SUITE
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- EXTENDED
- FIVE BEDROOMS
- UPVC DOUBLE GLAZING
- DETACHED DOUBLE GARAGE
- ENERGY EFFICIENCY RATING:

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A modern, extended, five bedrooms detached property with double garage. The accommodation comprises in brief: entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room and conservatory to the ground floor. The first floor comprises guest bedroom with en suite, three further bedrooms and family bathroom. The top floor, which has been converted, comprises of the master bedroom with en suite. Additional benefits include UPVC double glazing, gas to radiator heating, gardens to front and rear, off road parking for several vehicles and double detached garage.

Ground Floor

Entrance Hall
Stairs rising to first floor, radiator, doors to:

Cloakroom
Suite comprising low level WC, hand wash basin, radiator, UPVC double glazed window to side.

Lounge
20'2" into bay x 11'1" (6.15 into bay x 3.38)
Feature fireplace, radiator, UPVC double glazed bay window to front.

Dining Room
13'5" x 8'8" (4.09 x 2.65)
Radiator, laminate flooring, UPVC double glazed French doors out to rear garden.

Study
7'5" x 6'10" (2.27 x 2.10)
Radiator, UPVC double glazed window to front.

Kitchen/Breakfast Room
13'2" x 14'3" max (4.03 x 4.36 max)
Comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built gas hob with extractor fan above, electric oven, fitted dishwasher, radiator, tiled flooring, UPVC double glazed windows to rear, UPVC double glazed patio doors out to rear.

Utility Room
Comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, plumbing for washing machine.

Conservatory
14'9" x 9'1" (4.52 x 2.79)
UPVC double glazed construction over brick built dwarf wall, French doors out to rear.

First Floor

First Floor Landing
Radiator, stairs leading to second floor, UPVC double glazed window to side, built in airing cupboard, doors to:

Bedroom Two
14'6" x 8'11" (4.42m x 2.72m)
Built in wardrobes, UPVC double glazed window to rear, door to:

En Suite
Suite comprising shower cubicle with shower unit above, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to side.

Bedroom Three
11'0" x 10'11" (3.37 x 3.33)
Radiator, UPVC double glazed window to front.

Bedroom Four
12'1" x 8'0" (3.70 x 2.44)
Radiator, UPVC double glazed window to rear.

Bedroom Five
12'2" x 7'0" (3.71 x 2.15)
Radiator, two UPVC double glazed windows to front.

Second Floor

Second Floor Landing
UPVC double glazed window to side, door to:

Bedroom One
14'0" x 10'11" (4.27 x 3.33)
Radiator, double glazed velux window to front, eave storage space, UPVC double glazed window to rear, door to:

En Suite
Suite comprising bath unit, hand wash basin, low level WC, radiator, tiled splash areas, UPVC double glazed window to rear.

Externally

Front Garden
Block paved driveway, for several cars, flower and shrub border.

Double Garage
Detached double garage, two up and over doors, power and light connected.

Rear Garden
Paved patio area leading to lawn, flower and shrub borders.

Agents Notes
Council Tax Band: E











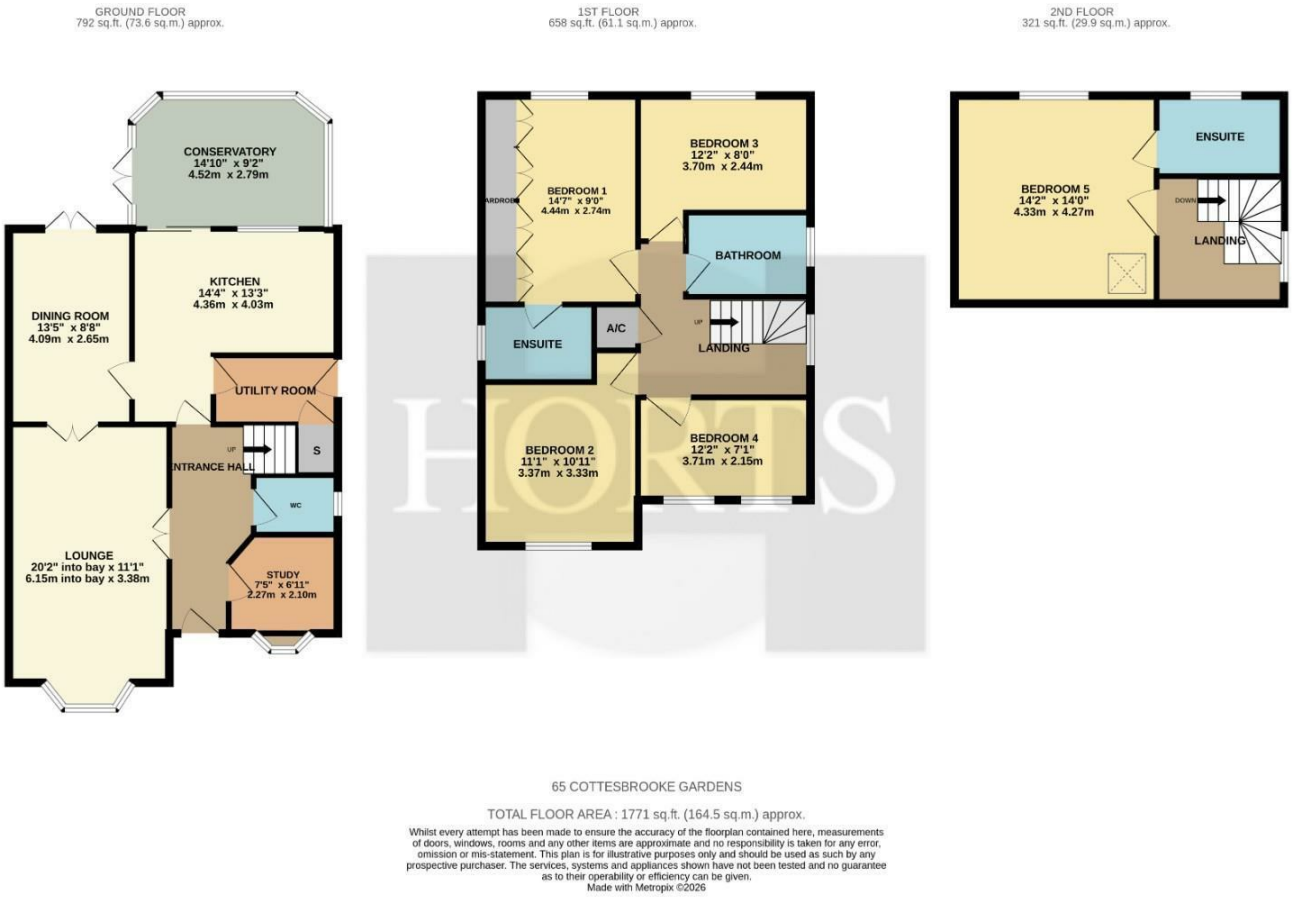


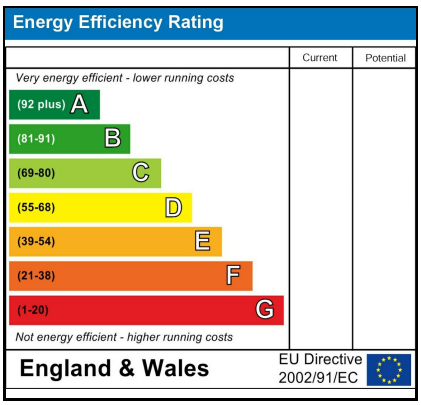


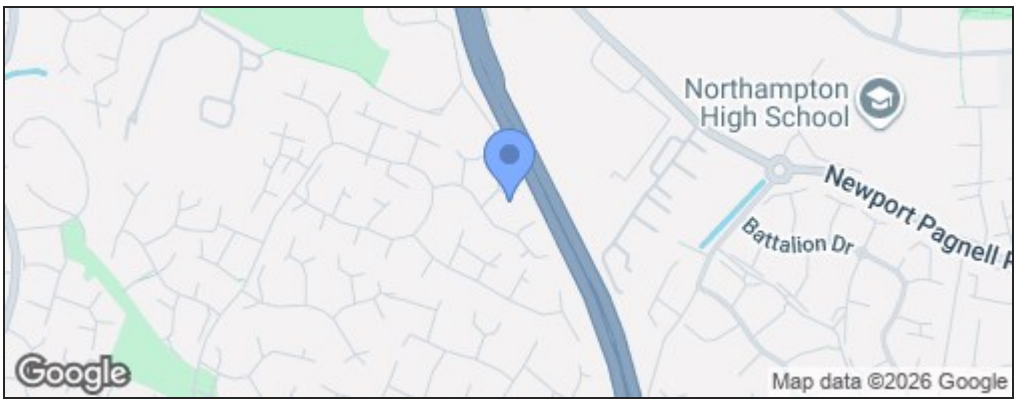





65







Disclaimer

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.