2 Downy Drive
Dragonfly Meadows
NORTHAMPTON
NN4 9FB

£385,000

- RECENTLY BUILT DETACHED
- OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS WC
- DRIVEWAY & GARAGE
- FOUR BEDROOMS
- UTILITY ROOM
- EN-SUITE SHOWER ROOM
- ENERGY EFFICIENCY RATING : B

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 recently constructed stone fronted detached property, offered in excellent condition with several years remaining on the NHBC warranty, situated in this sought after area in the South West of Northampton, close to road links, schools, and local amenities. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, open plan kitchen/diner, and utility room to the ground floor. To the first floor are four bedrooms, with en-suite to bedroom one, and a family bathroom. Externally there is an enclosed rear garden, a driveway offering off road parking, and a garage. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall
14'8" x 6'7" (4.49 x 2.01)
Enter via composite door, stairs rising to first floor, under stairs storage cupboard, radiator.

Downstairs WC
Low level WC, pedestal wash hand basin, radiator.

Lounge
19'8" x 11'4" (6.00 x 3.46)
UPVC window to front aspect, UPVC French doors to side, radiator.

Kitchen / Diner
19'8" x 11'8" reducing to 9'1" (6.00 x 3.58 reducing to 2.77)
Three UPVC windows to front and side aspects, a range of wall and base units with roll top work surfaces, integrated appliances to include gas hob, oven, dishwasher, and fridge/freezer, stainless steel one and a half sink and drainer, two radiators.

Utility Room
6'6" x 4'7" (2.00 x 1.42)
Base units with roll top work surfaces, integrated washer/dryer, radiator.

First Floor

Landing
Loft access, cupboard housing hot water tank, radiator.

Bedroom One
11'6" x 9'8" (3.52 x 2.95)
UPVC window to side aspect, fitted wardrobes, radiator.

En-Suite
6'5" x 4'8" (1.96 x 1.43)
Tiled double shower cubicle, low level wc, pedestal wash hand basin, radiator.

Bedroom Two
11'11" x 9'10" (3.64 x 3.00)
UPVC window to side aspect, radiator.

Bedroom Three
9'7" x 8'7" (2.94 x 2.62)
Two UPVC windows to front and side aspects, radiator.

Bedroom Four
8'3" x 8'0" (2.54 x 2.46)
UPVC window to front aspect, fitted double wardrobe, radiator.

Bathroom
6'6" x 6'2" (2.00 x 1.90)
Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Externally

Front Garden
Lawn area with paving, driveway offering off road parking for two cars.

Rear Garden
Lawn and patio areas, gated access to three sides, enclosed by stone walls and wooden fencing.

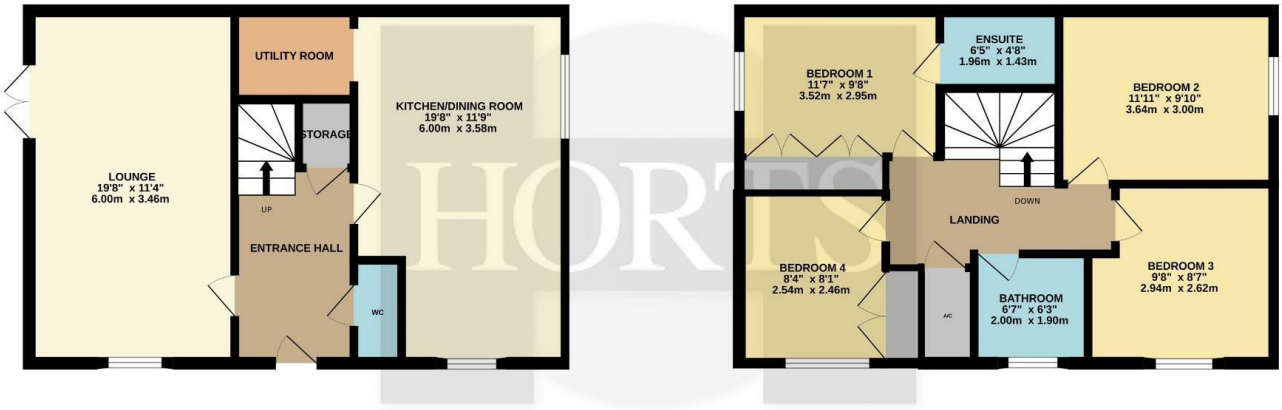
Garage
19'9" x 10'6" (6.03 x 3.22)
Up and over door, power and light connected.

Agents Note
Local Authority: West Northamptonshire
Council Tax Band: E

There is a service charge of approximately £120 a year, to pay for the upkeep of the surrounding area.

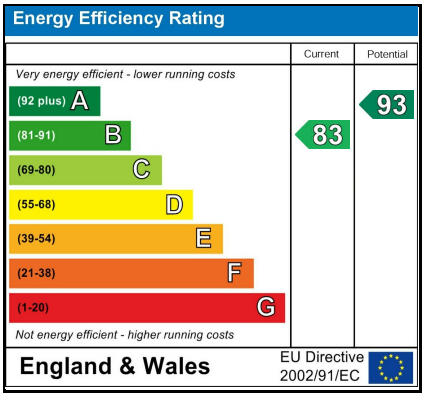
GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.

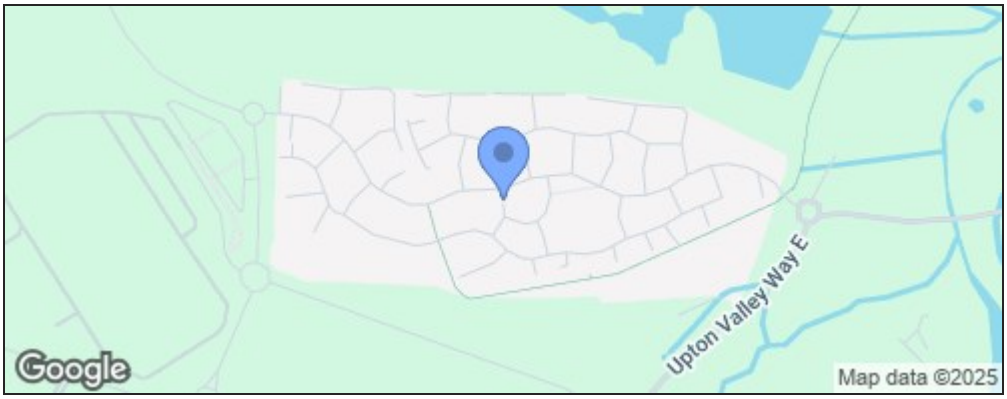
1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025





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.