45 Scholars Court
Derngate
NORTHAMPTON
NN1 1ES

Offers Over £275,000

- SUPERBLY PRESENTED TOWNHOUSE
- OFF ROAD PARKING AND GARAGE
- FOUR BEDROOMS
- REFITTED BATHROOM
- TOWN CENTRE LOCATION
- REFITTED KITCHEN BREAKFAST ROOM
- ENSUITE SHOWER ROOM
- ENERGY PERFORMANCE RATING: D

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Set in a Town centre location with views across Becketts Park and having been recently redecorated throughout, this superb Townhouse is offered with no upper chain. The property is situated in Derngate close to local theatres and bars and benefits from off road parking and a large garage. The accommodation comprises: a storm porch leading to an entrance hall, cloakroom W.C. and an office/bedroom four on the ground floor, a large refitted Kitchen/Breakfast room with fitted Neff appliances and light and airy lounge/diner, both rooms with a Juliette balcony on the first floor. To the second floor are three further bedrooms with a refitted en-suite shower room and a refitted family bathroom. Outside there is a communal rear garden with views across Becketts Park and to the front a small and neatly maintained garden borders a drive with off road parking leading to a large integral garage. The property is offered with immediate vacant possession and is ideally suited with ease of access to the Hospital, University and Town centre amenities including the railway station.

Ground Floor

Entrance Porch
Door to storage cupboard, panel entrance door to hallway.

Entrance Hall
Stairs to first floor landing, two radiators, further doors to cloakroom, study, garage and door to rear garden.

Study/Bedroom Four
9'2 x 6'2 (2.79m x 1.88m)
Double glazed window to rear elevation, radiator, coving to ceiling, TV point.

Cloakroom
Fitted with a suite comprising: a low level W/C, wash hand basin, radiator, double glazed window to rear elevation, tiled flooring.

Garage
16'8 x 10'7 (5.08m x 3.23m)
Up and over door, power and light connected, courtesy door to the hallway.

First Floor

Landing
Stairs to second floor landing, doors to lounge/diner and kitchen/breakfast room.

Lounge/Diner
17'4 max x 15'1 max (5.28m max x 4.60m max)
L-shaped room with a double glazed widow to the rear elevation, French doors with a Juliet balcony, two radiators, feature stone fireplace with inset electric fire, TV point, coving to ceiling.

Kitchen/Breakfast Room
17'5 x 7'9 max (5.31m x 2.36m max)
Refitted with a range of modern wall and base level units with granite work surfaces over, inset sink unit with sculpted drainer, integrated fridge/freezer, integrated Neff appliances comprising; a gas hob with electric oven and extractor hood over, built in dishwasher, built in microwave, built-in washer/dryer, inset kickboard lighting, tiled flooring, extractor fan, inset spotlighting, radiator, double glazed window to rear elevation, French doors to Juliet balcony, space for breakfast table and chairs.

Second Floor

Landing
Loft access, door to airing cupboard housing hot water tank, doors to second floor rooms.

Bedroom One
13'11 x 8'1 (4.24m x 2.46m)
Double glazed window to front elevation, built in wardrobes, TV point, coving to ceiling, door to en-suite shower room.

En-Suite Shower Room
Fitted with a suite comprising tiled shower cubicle, pedestal sink, low level W/C, chrome heated towel rail, tiled walls and flooring, extractor fan, inset spotlighting, mirrored wall vanity unit with built in shaver socket.

Bathroom
Fitted with a suite comprising: a panel bath with mixer tap shower attachment over, pedestal sink, low level W/C, chrome heated towel rail, tiled walls and flooring, extractor fan, inset spotlighting, mirrored wall vanity unit with built in shaver socket, double glazed window to rear elevation.

Bedroom Two
9'2 x 8'9 (2.79m x 2.67m)
Double glazed window to front elevation, radiator, coving to ceiling, TV point.

Bedroom Three
8'5 x 7'2 (2.57m x 2.18m)
Double glazed window to front elevation, radiator, coving to ceiling, free stranding wardrobe with sliding mirror doors.

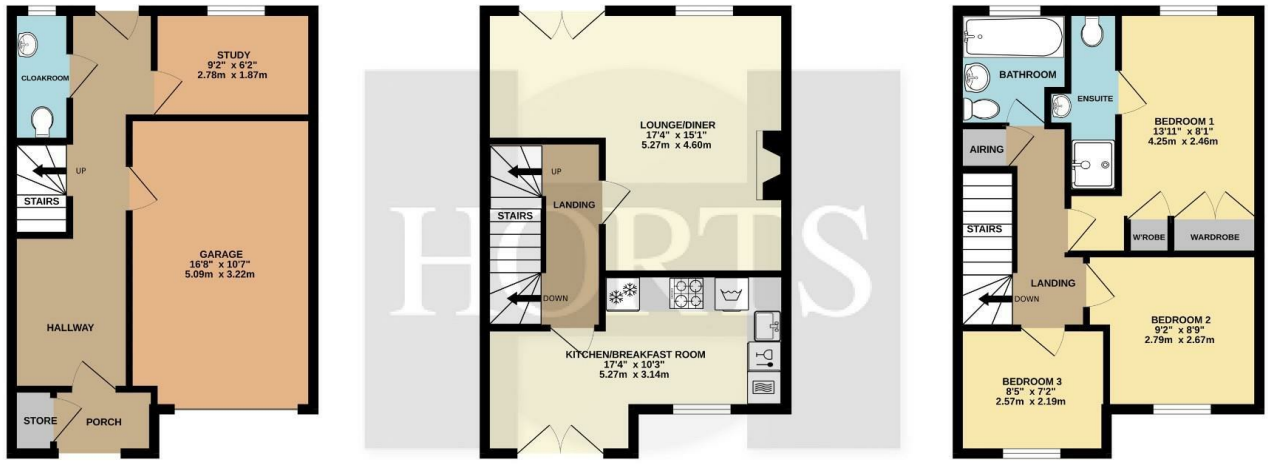
Agents Notes
Local Authority West Northants
Council Tax Band D
Energy Performance Rating D
Service Charge: £224 quarterly to include: garden maintenance, alarm maintenance, buildings insurance and window cleaning.

FOR SALE

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

2ND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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.
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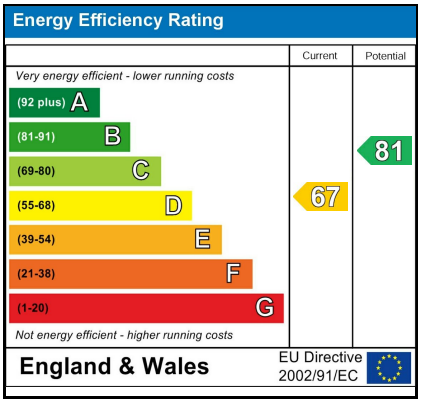

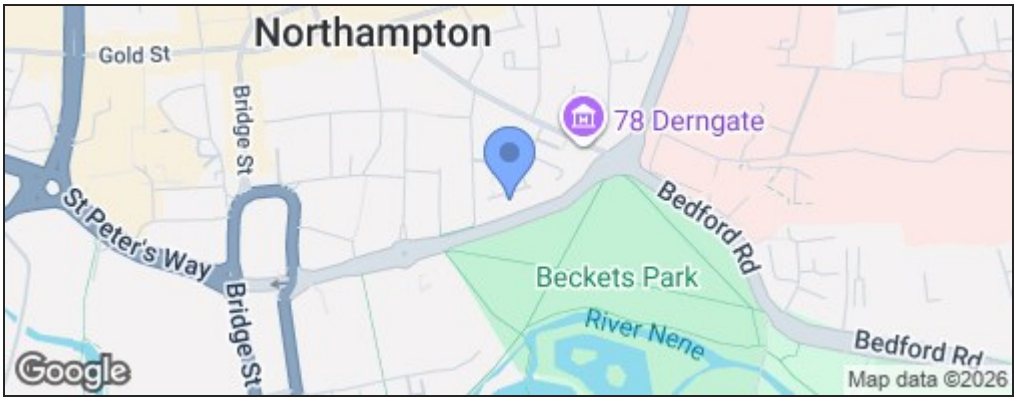

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