

**5 De Bray Close
Harlestone Heath
NORTHAMPTON
NN5 6WR**

£260,000



- **THREE BEDROOM FAMILY HOME**
- **DOWNSTAIRS CLOAKROOM**
- **KITCHEN/DINER**
- **CUL-DE-SAC LOCATION**
- **GOOD TRANSPORT LINKS**

- **EN-SUITE TO BEDROOM ONE**
- **DRIVEWAY FOR TWO CARS**
- **ENCLOSED REAR GARDEN**
- **SHORT WALK TO HARLESTONE FIRS**
- **ENERGY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in a desirable cul-de-sac within a sought-after development, this charming family home, constructed in 2019, offers the perfect blend of modern living and scenic countryside walks right at your doorstep. The ground floor features an inviting entrance hall, a convenient downstairs cloakroom, a comfortable lounge, and a spacious kitchen/diner. Upstairs, you'll find three well-appointed bedrooms, including a master with an en-suite, along with a family bathroom. The exterior boasts a driveway with space for two cars at the front and a private, enclosed garden at the rear. Additional highlights include double glazing and gas radiator heating throughout.

Entrance Hall

Enter via composite door.

Downstairs WC

Low level WC, pedestal wash hand basin, radiator.

Lounge

14'11" x 12'3" (4.57 x 3.74)

UPVC window to front aspect, two radiators.

Kitchen / Diner

15'7" x 10'10" (4.75 x 3.31)

UPVC window and French doors to rear aspect, a range of wall and base units with roll top work surfaces, integrated fridge/freezer, oven with hob and extractor over, washing machine, dishwasher, stainless steel sink and drainer, radiator.

First Floor Landing

Loft access, storage cupboard.

Bedroom One

10'8" x 9'4" (3.27 x 2.87)

Two UPVC windows to rear aspect, radiator.

En-Suite

Tiled shower cubicle, pedestal wash hand basin, low level wc, heated towel rail.

Bedroom Two

12'8" x 8'1" (3.88 x 2.47)

UPVC window to front aspect, radiator.

Bedroom Three

7'1" x 6'8" (2.18 x 2.05)

UPVC window to front aspect, radiator.

Bathroom

7'1" x 5'11" (2.18 x 1.81)

Bath unit, low level wc, pedestal wash hand basin, complementary tiling, heated towel rail.

Front Garden

Driveway offering off road parking for two vehicles, lawn area.

Rear Garden

Patio and lawn areas, gated rear access, enclosed by wooden fencing.

Agents Note

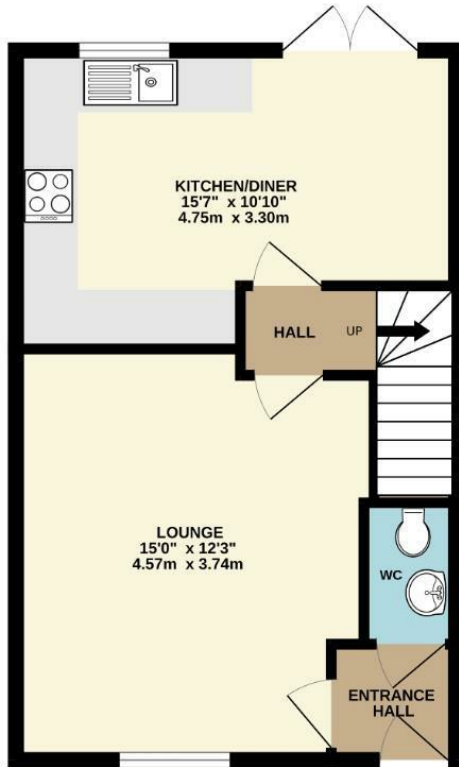
Local Authority: West Northamptonshire Council

Council Tax Band: C

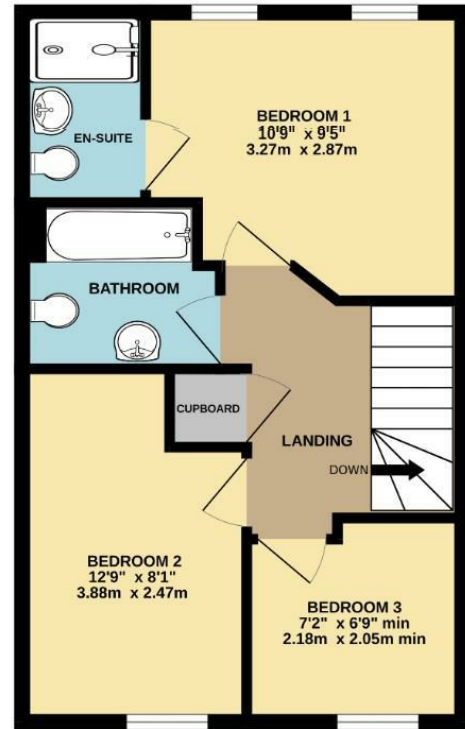




GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

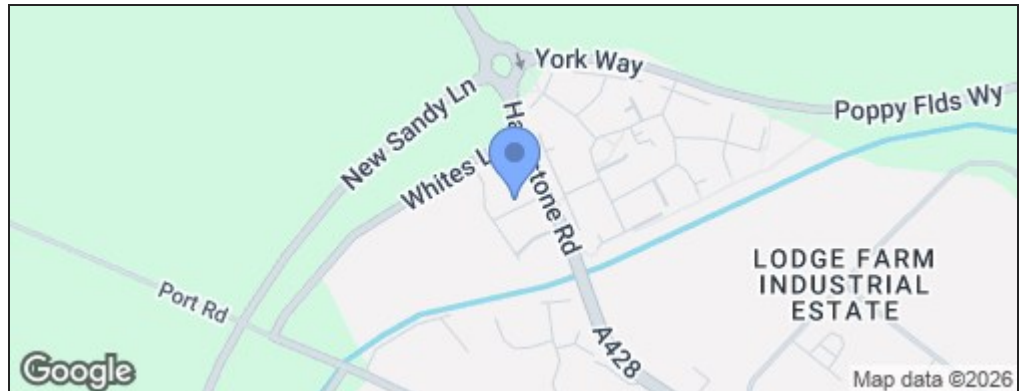


1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.