79 Sam Harrison Way
Duston
NORTHAMPTON
NN5 6UL

£285,000

- SEMI-DETACHED
- THREE BEDROOMS
- MASTER WITH EN SUITE
- GAS TO RADIATOR HEATING
- UPVC DOUBLE GLAZING
- SINGLE GARAGE
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: TBC

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Nestled in the desirable area of Sam Harrison Way, Northampton, this modern semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is ideal for families or those seeking extra space.

The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas. The two bathrooms, including the en suite, cater to the needs of a busy household, providing ample facilities for everyone.

One of the standout features of this property is the stunning views over parkland to the front, allowing residents to enjoy a picturesque setting right from their doorstep. The outdoor space is complemented by parking for one vehicle and a single garage, offering both convenience and security for your vehicles and additional storage.

This home is not only modern in its design but also situated in a location that provides easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property on Sam Harrison Way is sure to impress.

En Suite
Suite comprising double shower cubicle with shower unit above, hand was basin, low level W/C, radiator, UPVC double glazed window to rear.

Ground Floor

Entrance Hall
Radiator, stairs rising to first floor landing, understairs storage cupboard, UPVC double glazed window to front.

Cloakroom
Suite comprising low level W/C, hand wash basin, tiled splash areas, UPVC double glazed window to rear.

Lounge
15'2" x 10'2" (4.63 x 3.10)
TV point, radiator, UPVC double glazed box window, UPVC double glazed window side, UPVC double glazed French doors to rear garden.

Kitchen/Dining Room
15'10" x 14'4" max (4.84 x 4.37 max)
Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob with extractor fan above, electric oven, fitted dishwasher, plumbing for washing machine, tiled flooring, UPVC double glazed window to front, UPVC double glazed French doors to rear.

First Floor

Landing
Loft access, UPVC double glazed window to front, doors to:

Bedroom One
11'7" x 10'2" (3.55 x 3.12)
Radiator, UPVC double glazed window to front, door to:

Bedroom Two
14'0" x 7'10" (4.28 x 2.40)
Radiator, UPVC double glazed window to rear.

Bathroom
Suite comprising bath unit, hand wash basin, low level W/C, tiled splash areas, radiator, UPVC double glazed window to rear.

Bedroom Three
14'0" x 6'11" (4.29 x 2.13)
Built in wardrobe, radiator, UPVC double glazed window to front.

Externally

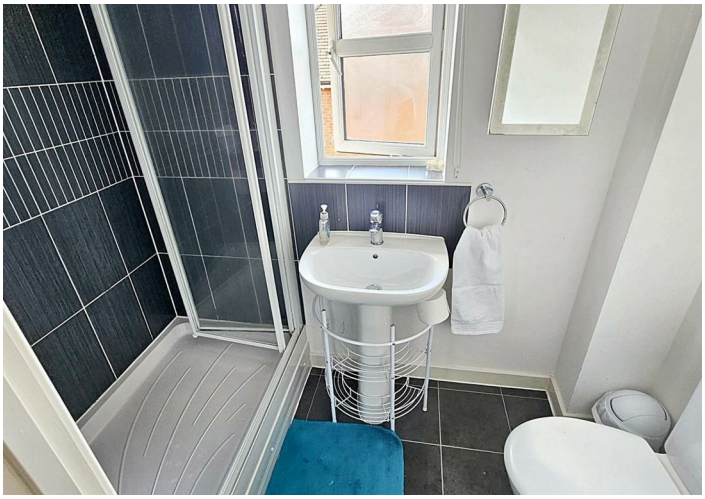
Front Garden
Mainly laid with shrub bushes, pathway leading to front door.

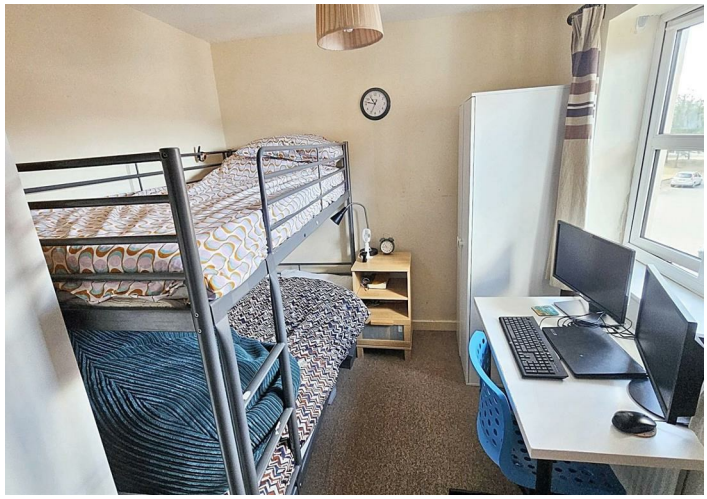
Rear Garden
Paved patio area leading to lawn, gated side access, timber fencing, door to garage.

Garage
Single garage, up and over door, power and light connected, eve storage space.

Agents Notes
Council Tax Band: C
Maintenance charge £79 per 6 months

Wingbeat





GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

TOTAL FLOOR AREA : 908 sq.ft. (84.3 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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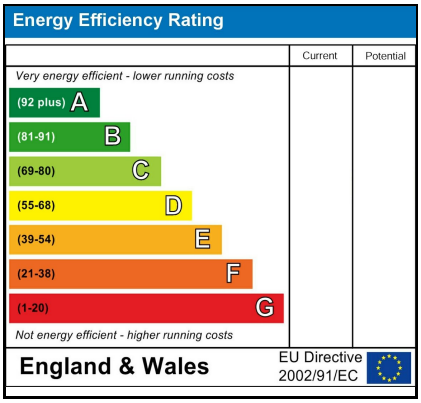

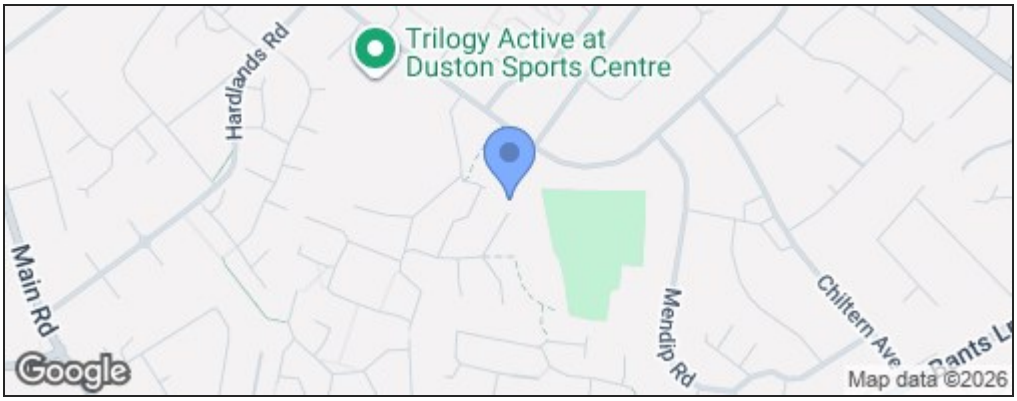

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