37 Taunton Avenue

NORTHAMPTON
NN3 3LY

£325,000

- THREE BEDROOM
- SEPARATE RECEPTION ROOMS
- CONSERVATORY
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING
- DETACHED PROPERTY
- BATHROOM WITH SEPARATE WC
- UPVC DOUBLE GLAZING
- SINGLE GARAGE
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern, three bedroom, detached property situated in the sought after area of Abington Vale. The accommodation comprises in brief entrance hall, lounge, dining room, recently refitted kitchen, cloakroom, three bedrooms, bathroom and a separate WC. Additional benefits include UPVC double glazing, gas to radiator central heating, conservatory, off road parking for three cars and single garage.

Ground Floor

Entrance Hall
Stairs leading to first floor landing, radiator, tiled flooring, doors to:

Lounge
14'1" x 12'5" (4.30 x 3.81)
Feature fireplace, tiled flooring, radiator, UPVC double glazed window to front.

Dining Room
10'2" x 9'6" (3.12 x 2.90)
Radiator, tiled flooring, UPVC double glazed French doors out to rear.

Conservatory
UPVC double construction, UPVC double glazed windows and doors to rear garden.

Kitchen
9'4" x 10'0" (2.86 x 3.06)
Recently refitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, fitted electric hob with extractor fan above, electric oven, plumbing for washing machine, tiled flooring, UPVC double glazed window to rear, door to:

Side Lobby
Door to garage, door to rear garden.

Cloakroom
Suite comprising low level WC, hand wash basin, fully tiled floors and wall, UPVC double glazed window to rear.

First Floor

Landing
UPVC double glazed window to side, loft access, doors to:

Bedroom One
13'7" x 11'2" (4.16 x 3.41)
Built in wardrobes, radiator, UPVC double glazed window to front.

Bedroom Two
11'2" x 8'9" (3.41 x 2.67)
Built in wardrobe, radiator, UPVC double glazed window to rear.

Bedroom Three
9'0" x 8'3" (2.75 x 2.52)
Built in wardrobe, radiator, UPVC double glazed window to front.

Bathroom
Suite comprising bath unit, hand wash basin, radiator, cupboard housing central heating boiler, UPVC double glazed window to rear.

Separate WC
Suite comprising low level WC, UPVC double glazed window to side.

Externally

Front Garden
Mainly block paved providing off road parking for three cars.

Garage
Single garage, roller doors, power and light connected, door leading to side lobby.

Rear Garden
Paved patio area leading to lawn.

Agents Notes
Council Tax Band: D

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.

TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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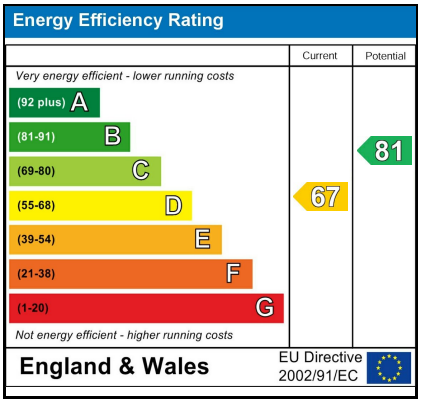

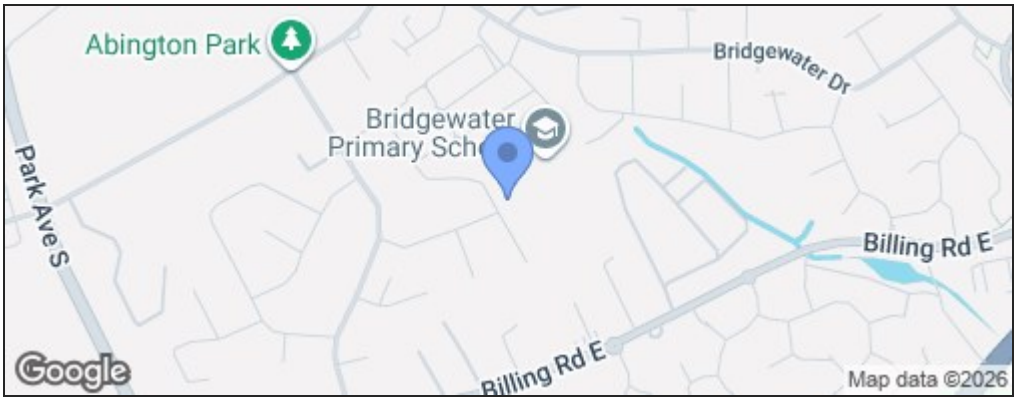

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