41 York Way
Harlestone Grange
NORTHAMPTON
NN5 6UX

£375,000

- DETACHED FAMILY HOME
- EN-SUITE TO PRINCIPLE BEDROOM
- UTILITY ROOM & CLOAKROOM
- ENCLOSED REAR GARDEN
- CLOSE TO HARLESTONE FIRS
- FOUR GOOD SIZE BEDROOMS
- KITCHEN / DINER
- DRIVEWAY LEADING TO GARAGE
- DOUBLE GLAZED & GAS RADIATOR HEATING
- ENERGY RATING: B

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Located in a sought-after development close to Harlestone Firs, this well-presented family home offers spacious accommodation. The ground floor features an entrance hall, a comfortable lounge, a modern kitchen/diner, a utility room, and a cloakroom. Upstairs, there are four generously sized bedrooms, including a master bedroom with en-suite facilities, along with a contemporary family bathroom.
Externally, the property benefits from both front and rear gardens, as well as a double-width driveway providing access to the garage. Additional features include uPVC double glazing and gas radiator central heating throughout.

Ground Floor

Entrance Hall
Enter via glass panelled double glazed door, stairs rising to first floor, door leading to lounge.

Lounge
15'10" x 10'11" (4.84 x 3.35)
Window to front aspect, opening to kitchen/diner.

Kitchen/Diner
8'11" x 10'4" (2.74 x 3.15)

Kitchen
Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted gas hob with extractor hood over, tiled splash backs, built in electric oven, space and plumbing for dishwasher, door to utility room, under stairs storage cupboard, breakfast bar.

Dining Area
French doors leading to rear garden.

Utility Room
Space and plumbing for washing machine with work surfaces over, space for fridge/freezer, door leading to rear garden, door to cloakroom.

Cloakroom
Fitted with a two piece suite comprising low level WC, pedestal mounted sink, tiled splashbacks, obscure window to rear aspect.

First Floor

Landing
Loft access, built in storage cupboards, doors to all rooms.

Bedroom One
12'1" x 10'4" (3.7 x 3.16)
Window to front aspect, built in storage cupboard, built in wardrobe, door to en suite.

En Suite
Fitted with a three piece suite comprising low level WC, pedestal mounted sink, shower cubicle with fitted shower over, tiled splash backs, extractor fan.

Bedroom Two
9'3" x 12'3" (2.83 x 3.75)
Window to front aspect.

Bedroom Three
9'4" x 9'8" (2.85 x 2.95)
Window to rear aspect.

Bedroom Four
7'2" x 9'6" (2.2 x 2.92)
Window to rear aspect.

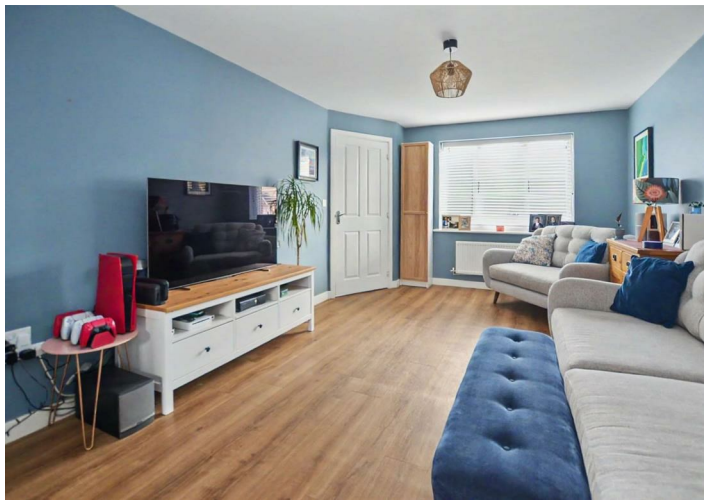
Family Bathroom
Fitted with a three piece suite comprising low level WC, pedestal mounted sink, panel bath with mixer tap shower attachment over, tiled splash backs, extractor fan, obscured window to rear aspect.

Externally

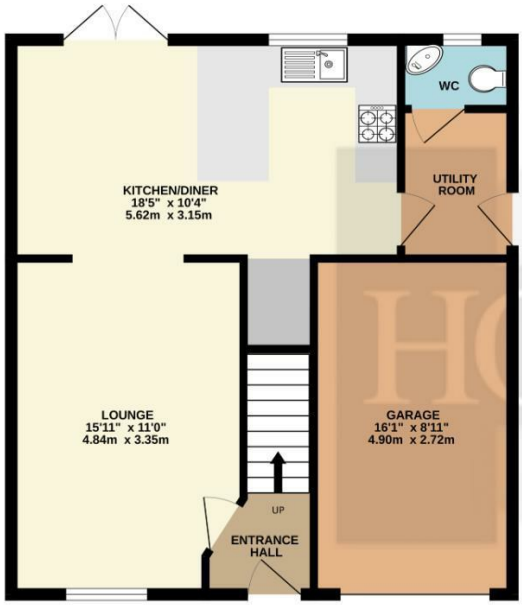
Rear Garden
Mainly laid to patio and lawn, enclosed by timber fencing, decorative plum slate borders, gated side access.

Front Garden
Laid to lawn and double width driveway providing off road parking leading to garage.

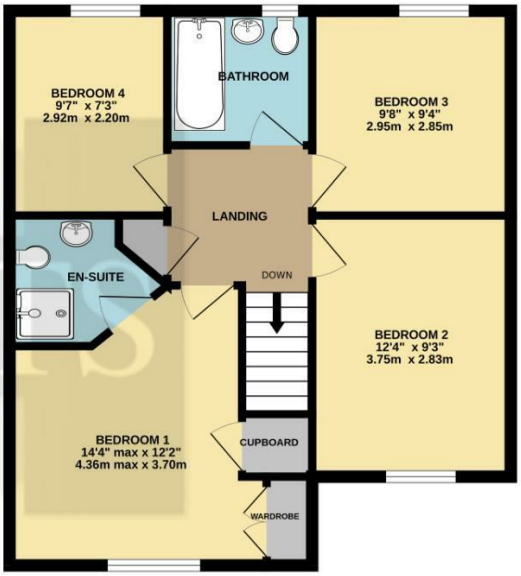
Agents Notes
Council Tax Band: E
Greenbelt charge (for communal green areas) : £190 per year



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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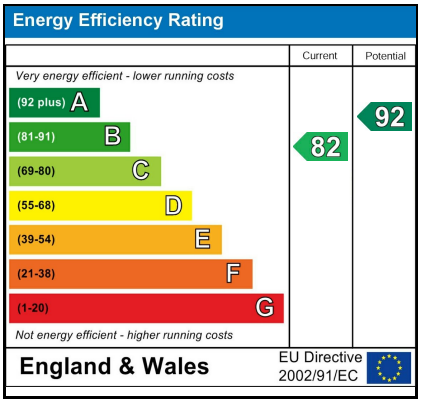

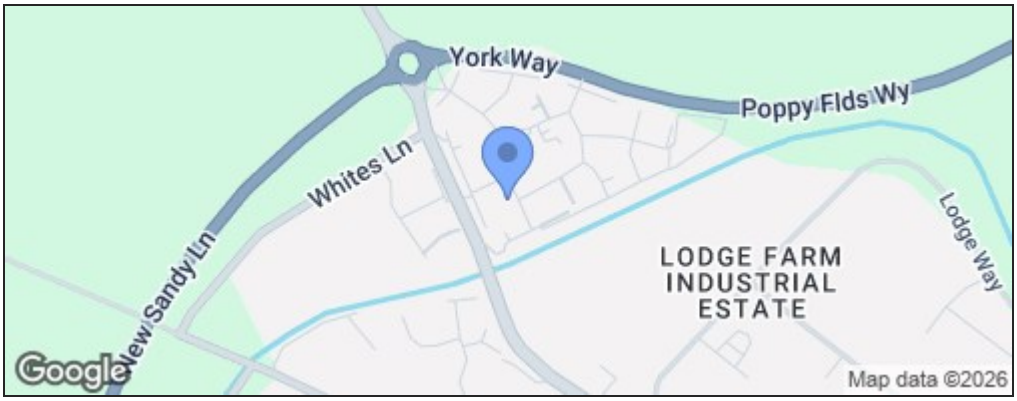

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