35 Packwood Crescent
Earls Barton
NORTHAMPTON
NN6 0FA

£285,000









- SEMI DETACHED
- EN SUITE TO MASTER
- VILLAGE LOCATION
- UPVC DOUBLE GLAZED
- GARDENS
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- NO CHAIN
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: TBC

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A modern three-bedroom home in Earls Barton, offering a practical layout with a bay-fronted lounge and a kitchen/dining room opening directly onto the rear garden. The lounge provides a comfortable space to relax, while the kitchen combines fitted cream units with room for a dining table, making it a sociable setting for everyday meals and entertaining.

Upstairs, the principal bedroom benefits from a built-in wardrobe and an en suite shower room. Two further bedrooms and a separate family bathroom complete the first floor. A ground floor cloakroom, landing storage and a side driveway add to the practicality of the home, with a hedged frontage and a paved patio to the rear. The floor plan indicates approximately 74.2 sq m (798 sq ft) of accommodation.

Ground Floor

Entrance Hall
Entered through the front door, with internal doors leading to the lounge and cloakroom.

Cloakroom
Conveniently positioned off the entrance hall, providing a separate ground floor WC.

Lounge
15'0" x 12'0" (4.59 x 3.67)
A bright reception room with a bay window to the front and fitted shutters. Wood-effect flooring, a radiator and a feature papered wall complement the space. A door leads through to the inner hall.

Inner Hall
Stairs leading to first floor landing, radiator, doors to:

Kitchen/Dining Room
15'3" x 10'9" (4.67 x 3.29)
Fitted with cream wall and base units, contrasting work surfaces and a stainless-steel sink with mixer tap. A built-in oven, gas hob and extractor hood serve the kitchen area, built in integral dishwasher, washing machine and fridge/freezer, with a window overlooking the rear. The adjoining dining area has a radiator and French doors opening onto the patio. Wood-effect flooring runs throughout.

First Floor

First Floor Landing
Built in storage, access to loft, doors to:

Bedroom One
10'6" x 9'6" (3.21m x 2.90)
A double bedroom with two windows to the rear, carpeted flooring and a radiator. A built-in wardrobe provides storage, and a separate door leads to the en suite shower room.

Bedroom Two
41'11" x 26'2" (12.8 x 8.00)
A further bedroom with a window to the front, carpeted flooring and a radiator. The room offers space for bedroom furniture and could also accommodate guests or a home office.

Bedroom Three
7'6" x 7'4" (2.31 x 2.24)
A front-facing room with carpeted flooring and a radiator, suitable for use as a single bedroom, nursery or study.

Bathroom
A separate bathroom accessed from the landing, with a window to the side, serving the remaining bedrooms. bath unit, low level w.c, hand wash basin, towel rail.

Externally

Front Garden
Small hedge, paved pathway to front door, tarmac driveway to the side of the property with off road parking.

Rear Garden
Paved patio leading to lawn, gated side access.

Agents Notes
West Northampton Council Tax Band : TBC





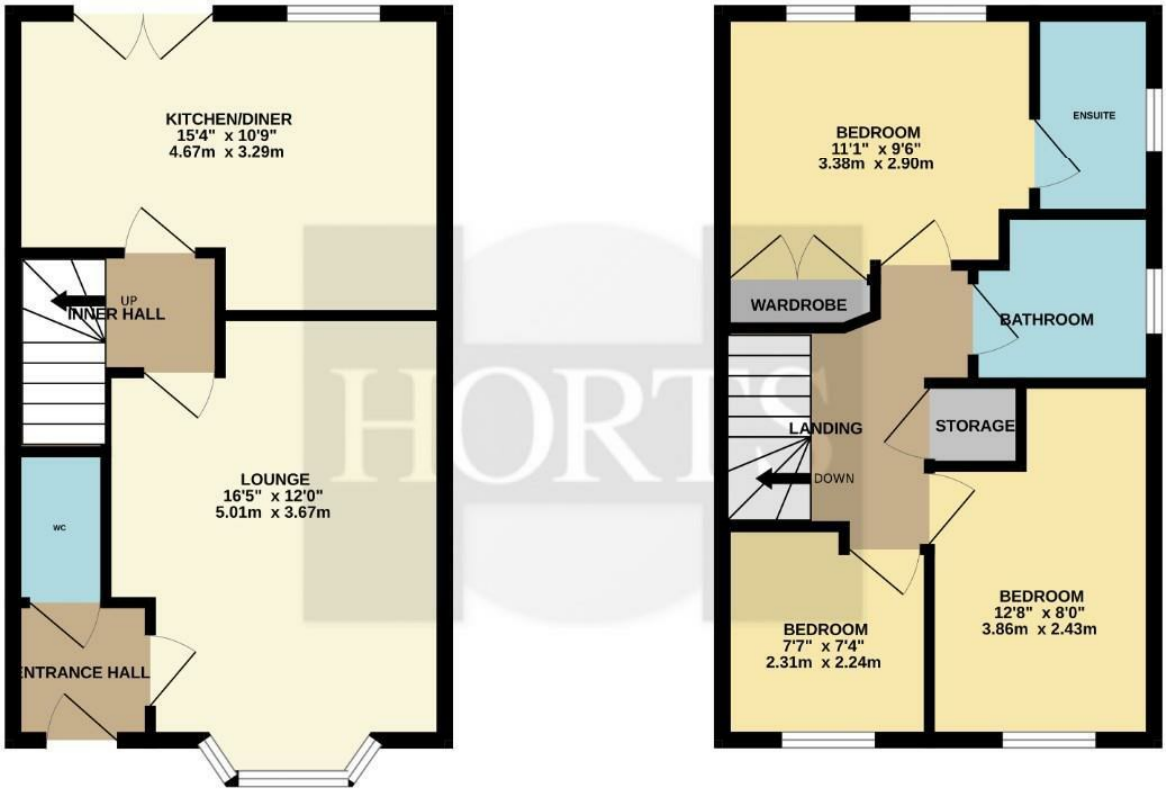






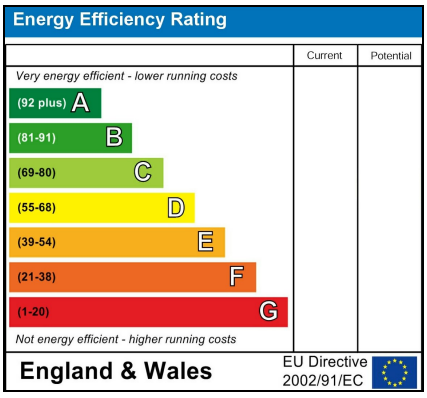
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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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