



## 54 Devon Way

Northampton, NN3 6DX

**Offers In Excess Of £350,000**



KIRBY COLLETTI are delighted to offer for SUPERBLY PRESENTED 'LETCHWORTH' THREE BEDROOM SEMI DETACHED HOUSE situated on a newly built development by REDROW HOMES in 2021

Some of the many features include Spacious Lounge, Stunning Fitted Kitchen /Diner, Ground Floor W.C, Luxury Bathroom, En Suite to Bedroom One, Gas Heating To Radiators, uPVC Double Glazing, CCTV Security Alarm System, 40ft Rear Garden and Off Street parking To Front

- "LETCHWORTH" STYLE BUILT BY REDROW HOMES IN 2021
- 15FT LOUNGE
- LUXURY BATHROOM
- PARKING FOR 2 CARS TO FRONT WITH EV CHARGING POINT
- SUPERB THREE BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR W.C.
- CCTV SECURITY SYSTEM
- STUNNING KITCHEN/DINING ROOM
- EN SUITE TO BEDROOM ONE
- 40 FT REAR GARDEN



## ACCOMMODATION

Entrance door to:

### ENTRANCE HALL

13'5 x 6'8 max (4.09m x 2.03m max)  
Porcelain tiled floor. Radiator. Understairs storage cupboard. Stairs to first floor.

### GROUND FLOOR W.C

5'8 x 3 (1.73m x 0.91m)  
Side aspect uPVC double glazed window. Low level W.C. Wash hand basin. Radiator. Porcelain tiled floor. Recessed ceiling spotlights.

### LOUNGE

15'9 x 7 max (4.80m x 2.13m max)  
Front aspect uPVC double glazed window. Radiator. Herringbone wood effect flooring.

### KITCHEN/BREAKFAST ROOM

18'1 x 11'4 (5.51m x 3.45m)  
Rear aspect full height windows and double doors to garden. Grey wall and base units with work surfaces over. Island unit with breakfast bar and pop up electrical point. Plumbing for dishwasher. Built in double oven. Integrated fridge freezer. AEG induction hob with extractor canopy above. TV and aerial point. Recessed ceiling spotlights. Porcelain tiled floor.

### FIRST FLOOR LANDING

10'4 x 6'7 (3.15m x 2.01m)  
Side aspect uPVC double glazed window. Radiator. Access to loft. Cupboard housing wall mounted gas boiler.

### BEDROOM ONE

13'5 x 11'1 max (4.09m x 3.38m max)  
Front aspect uPVC double glazed window. Mirror fronted fitted wardrobe. Radiator. Door to:

### EN SUITE SHOWER ROOM/ W.C.

7'3 x 4 (2.21m x 1.22m)  
Fully tiled shower cubicle. Wall mounted wash basin. Low level W.C with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

### BEDROOM TWO

11'8 x 11'2 max (3.56m x 3.40m max)  
Rear aspect uPVC double glazed window. Radiator.

### BEDROOM THREE

8'8 x 8'7 (2.64m x 2.62m)  
Rear aspect uPVC double glazed window. Radiator.

### BATHROOM/W.C

6'6 x 5'7 (1.98m x 1.70m)  
Front aspect uPVC double glazed window. Panel enclosed bath with mixer tap and separate shower attachment. Glazed shower screen. Low level W.C. Wash hand basin. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan. Porcelain tiled floor.

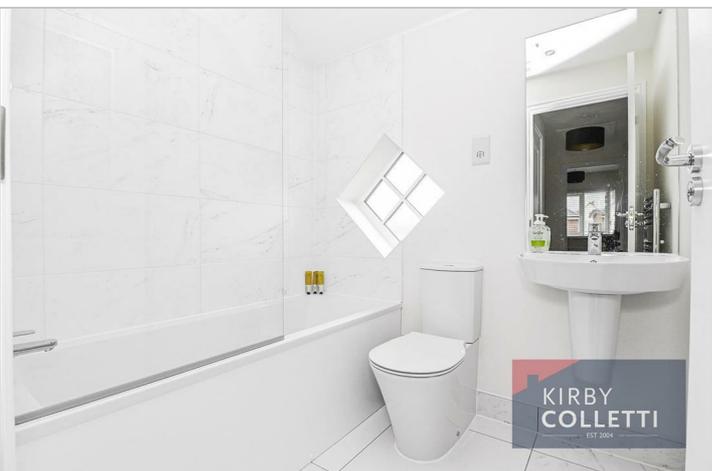
### OUTSIDE

#### REAR GARDEN

40ft deep. Paved patio. Outside tap. Outside light. Remainder laid to lawn retain by panelled fencing. Pedestrian side access.

#### FRONT GARDEN

Off street parking for two cars. EV charging point.



## Road Map



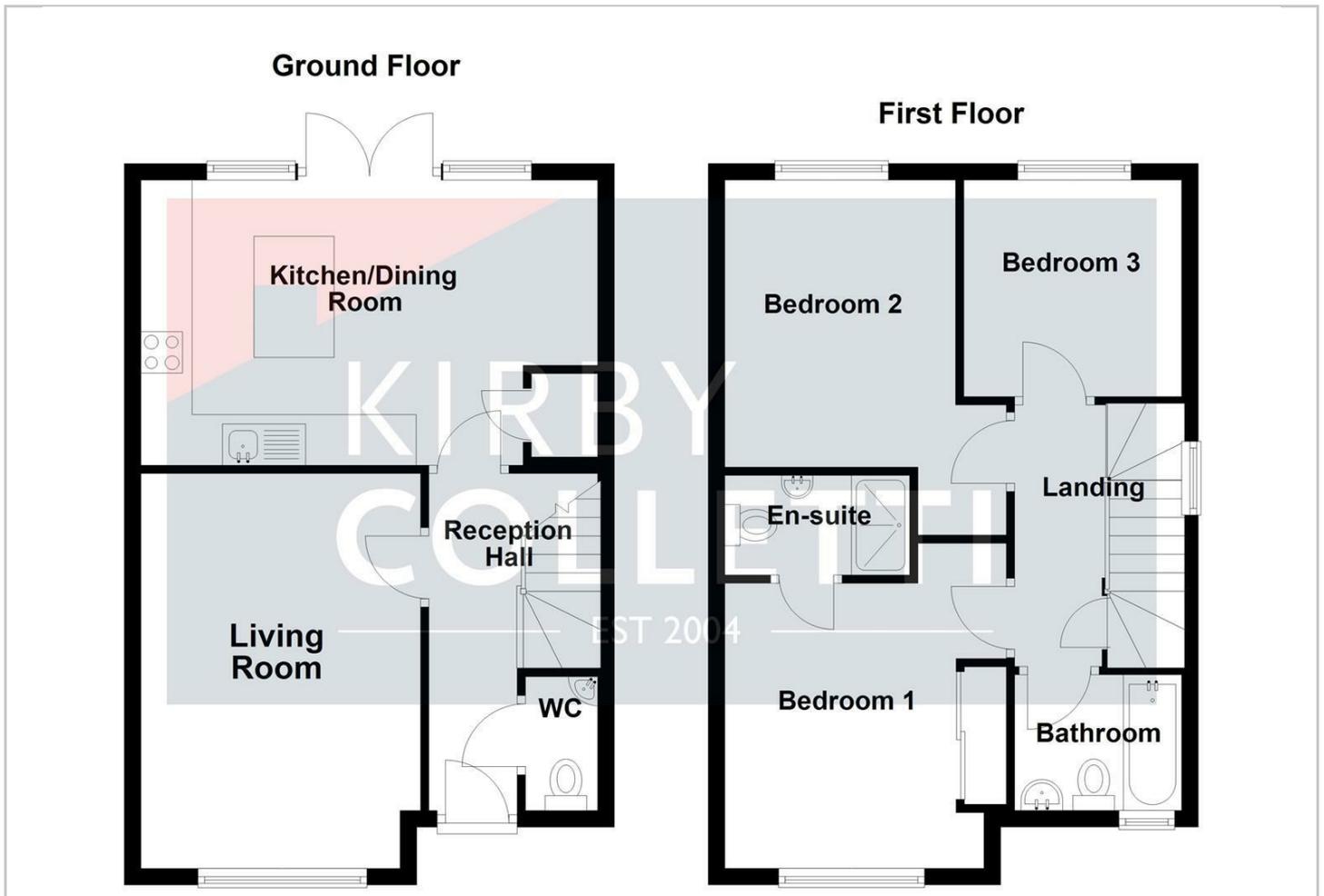
## Hybrid Map



## Terrain Map



## Floor Plan

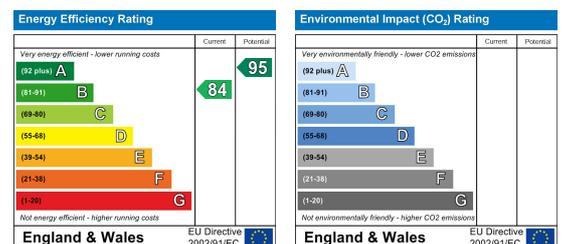


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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