

Whites

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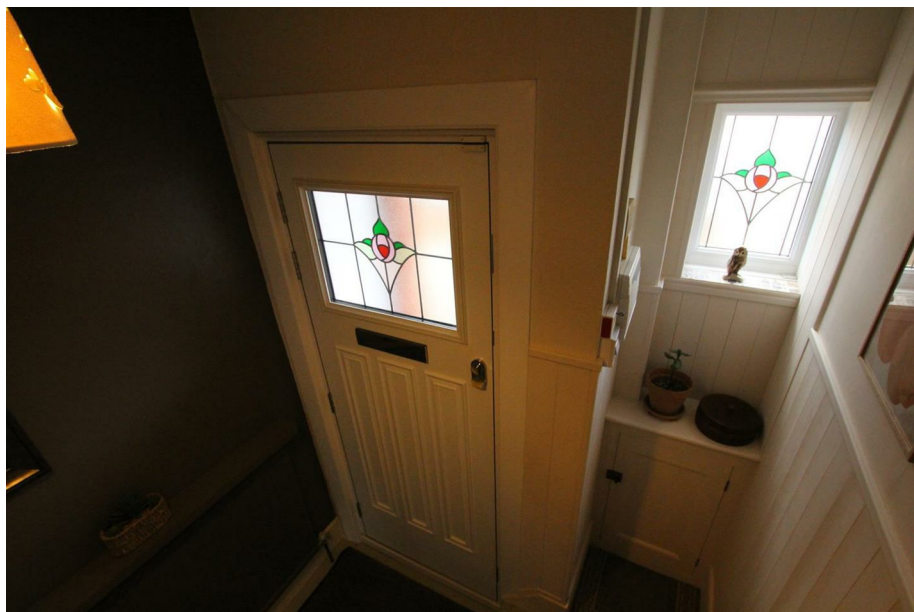


£275,000

A well presented three bedroom semi detached home offered to the market with no onward chain, situated in a popular residential location with supermarkets and green spaces in close proximity. The ground floor accommodation includes a bright bow fronted lounge/diner, a well appointed contemporary kitchen with adjoining utility area, and hallway with storage cupboard. Upstairs there are three spacious bedrooms, with the main bedroom benefiting from a large bow window. Outside, the property features a low maintenance front garden, useful side access, and a generous landscaped rear garden with patio seating area and lawn.

Front Garden

Brick boundary wall with gates and a pathway leading to the front door. The garden is mainly laid to gravel, creating a neat and practical space, while a side gate offers convenient access through to the rear garden.



Hallway

Enter the property via a composite front door featuring a decorative window insert. The entrance hall also benefits from a charming nook with an additional decorative window, allowing natural light to filter through. From the hall, stairs rise to the first floor, with doors leading to the kitchen, lounge/diner, and a useful understairs storage cupboard.

Understairs Cupboard

Ideal combi boiler and window.





Lounge/Dining Room

24'4" x 13'1" narrowing to 11'4" (7.423 x 4 narrowing to 3.458)

Spacious bow window to the front allowing plenty of natural light. The lounge area centres around an attractive fireplace with wooden surround creating a cosy focal point. The room flows through to a generous dining area with a further window overlooking the rear garden.





Kitchen

15'3" x 7'9" (4.655 x 2.377)

Galley style kitchen fitted with a range of cream wall and base units with contrasting work surfaces and tiled splashbacks. The kitchen offers ample preparation space and includes a sink positioned beneath a window. There is a freestanding cooker along with further appliance space, and the layout flows through to a useful utility area with additional storage, worktop space, plumbing for white goods and a further window to the rear. There is also a door into the rear garden.

Landing

Window to side, doors to three bedrooms and family bathroom.



Bedroom One

13'1" x 11'2" (4 x 3.426)

Spacious bow window and inbuilt cupboard.



Bedroom Two

11'0" x 11'4" (3.363 x 3.466)

Windows to rear overlooking the garden.



Family Bathroom

5'11" x 6'1" (1.823 x 1.860)

Panelled bath with electric shower over, pedestal wash hand basin and WC. The room is finished with tiled walls to water sensitive areas.



Bedroom Three

8'0" x 7'10" (2.462 x 2.4)

Window with views over the garden.

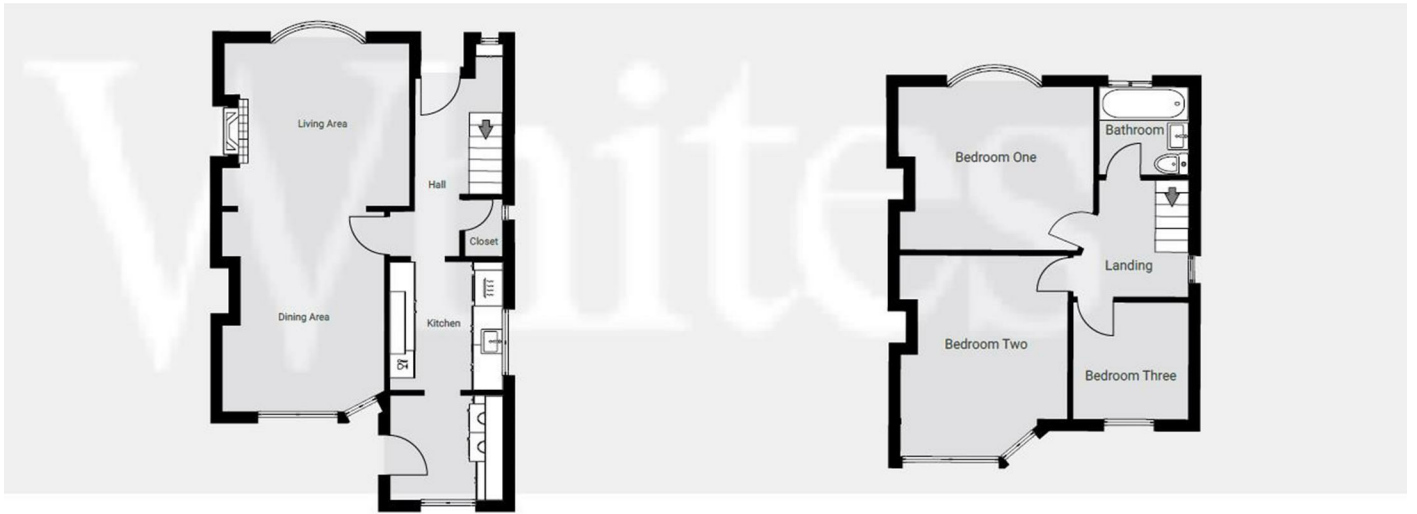


Rear garden

Patio seating area leading onto a circular lawn bordered by gravel. The garden is enclosed by fencing and wall boundaries, and includes planted borders. There is also useful side access to the front of the property.

▼ Ground Floor

▼ 1st Floor



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	