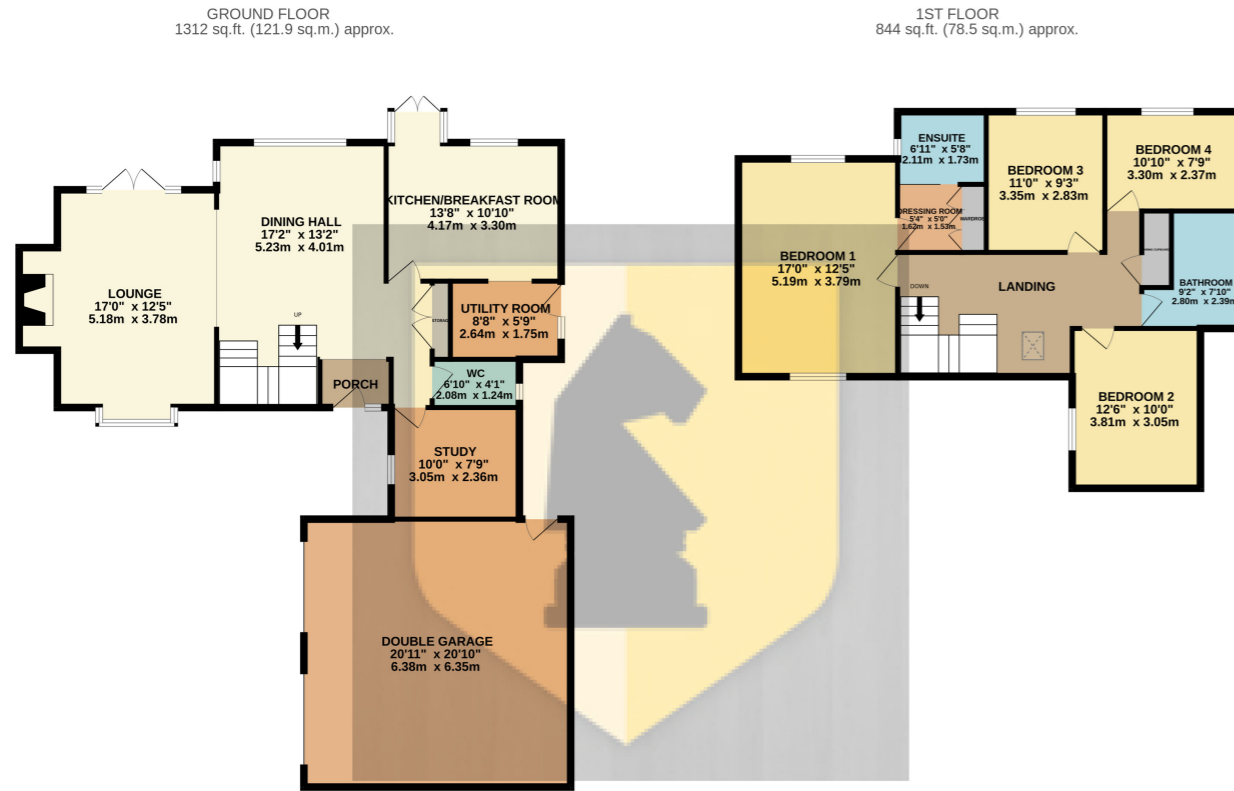


Make the right move!



COLONIAL DRIVE

TOTAL FLOOR AREA: 2157 sq.ft. (200.4 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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41 Colonial Drive, Northampton. NN4 0BL.

£675,000 Freehold

Edward Knight Estate Agents are delighted to offer for sale this newly refurbished and immaculately presented modern four bedroom detached family home situated in the prestigious Collingtree Park. The accommodation briefly comprises: Entrance into a welcoming and warm entrance hall offering immediate access to the dining room, lounge, kitchen, utility room, study and wc. To the first floor; spacious landing area, bedroom one benefiting from a dressing room and ensuite, three further double bedrooms and a family bathroom. Externally to the front is a generous block paved driveway leading to a double garage and front entrance. To the rear is a newly landscaped garden with a large well lit patio and a raised lawn area with attractive and well tended borders. This immaculately presented property has been extensively upgraded recently which includes newly fitted kitchen, utility and bathroom suites, flooring, landscaped garden plus much more and additional benefits from gas radiator heating and Upvc double glazing.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Porch

Entry via newly installed composite door. Exposed brick. Opening into:

Open Plan Dining Area

17' 2" x 13' 2" (5.23m x 4.01m) Stairs leading to the first floor. Large double glazed window to the rear aspect. Storage cupboard. Radiator. Opening into:

Lounge

17' 0" x 12' 5" (5.18m x 3.78m) Double glazed bay window to the front aspect. Double glazed double doors leading out to the rear aspect. Radiator. Large feature fireplace.

Kitchen/Breakfast Room

13' 8" x 10' 10" (4.17m x 3.30m) Newly fitted modern kitchen suite comprising of a range of base and eye level units with granite work surfaces mounted over and upstands. Inset sink with mixer tap mounted over. Premium appliances include; Fitted double electric oven. Fitted induction hob with extractor hood mounted over. . Radiator. Upvc double glazed windows to the rear aspect. Upvc double glazed French door to the rear aspect. Opening into:

Utility Room

8' 8" x 5' 9" (2.64m x 1.75m) Newly fitted modern kitchen suite comprising of a range of base and eye level units with granite work surfaces mounted over and upstands. Inset sink with mixer tap mounted over. Space and plumbing for washing machine. Double glazed window to the side aspect. Double glazed door leading to the side aspect.

WC

Two piece suite comprising: Low flush Wc. Wash hand basin. Obscured double glazed window to the side aspect. Radiator. Fully tiled.

Study

10' 0" x 7' 8" (3.05m x 2.34m) Double glazed window to the front aspect. Radiator. Coving.

First Floor

Landing

Double glazed window to the front aspect. Exposed brick feature wall. Double glazed skylight to the front aspect. Radiator. Large boiler cupboard. Coving. Doors into:

Bedroom One

17' 0" x 12' 5" (5.18m x 3.78m) Double glazed windows to the front and rear aspect. Coving. Two radiators. Door into:

Dressing Room

Built in wardrobes. Coving. Sliding glass doors into:

En Suite

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Walk in shower with a rain fall shower head. Chrome heated towel rail. Coving. Obscured double glazed window to the side aspect.

Bedroom Two

12' 6" x 10' 0" (3.81m x 3.05m) Double glazed window to front aspect. Radiator. Coving.

Bedroom Three

11' 0" x 9' 3" (3.35m x 2.82m) Double glazed window to the rear aspect. Radiator. Coving.

Bedroom Four

10' 10" x 7' 9" (3.30m x 2.36m) Double glazed window to the rear aspect. Radiator. Coving.

Bathroom

Three piece suite comprising: Low flush Wc. Wall mounted sink. Panelled bath with rain fall shower head mounted over. Coving. Chrome heated towel rail. Obscured double glazed window to the side aspect.

Externally

Front Garden

A block paved driveway is enclosed with attractive brick walls and pillars. Ample parking leading to the twin doored double garage.

Double Garage

20'10" x 20'11" (6.35m x 6.38m) Accessed via twin up and over doors. Courtesy door to the side. Fitted utility/kitchen suite. Power and lighting.

Rear Garden

An enviable landscaped garden which features a large Indian Sandstone patio with matching illuminated steps leading to a lawn and bedded areas. To the rear is an additional patio area. An established and healthy palm tree takes pride of place in the far bedded area.

