



**EDWARD KNIGHT**  
ESTATE AGENTS



**26 The Avenue, Northampton NN2 8PR**  
**Offers Over £565,000 - Freehold**

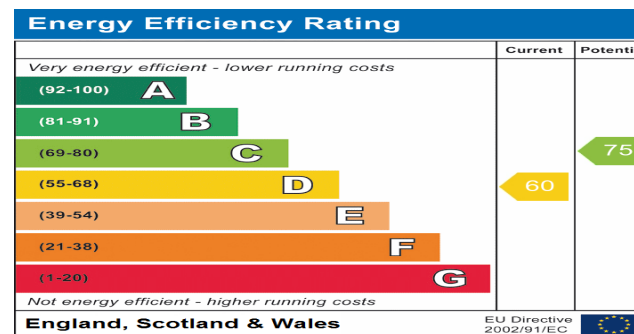


## PROPERTY DESCRIPTION

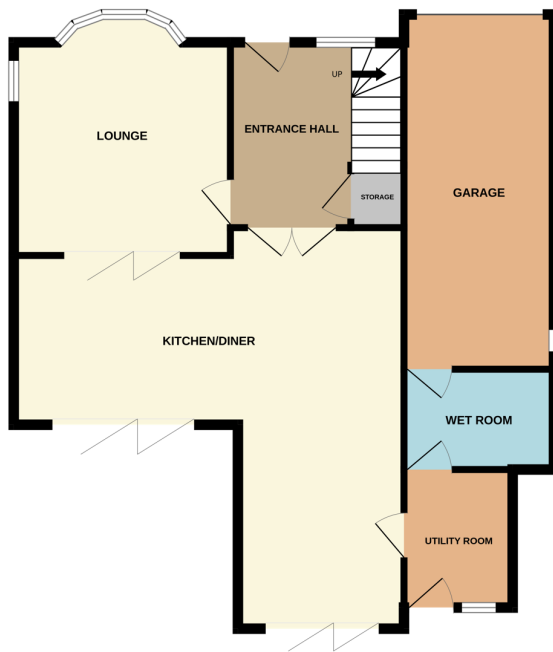
Edward Knight Estate Agents are delighted to offer to the market this spacious five bedroom family home in the sought after area of Kingsthorpe located in a quiet cul-de-sac. The accommodation comprises entrance hall, lounge, kitchen/diner utility room, wet room. To the first floor there are four double bedrooms, with bedroom one benefitting from a hidden en suite and bedroom four benefitting from a balcony, and a large family bathroom. To the second floor there is a further bedroom and study. Outside is large gated frontage providing off road parking for multiple vehicles and to the rear is a large private garden which is mainly laid to lawn. Viewing is highly recommended to appreciate the space.

## POINTS OF INTEREST

- Detached Family Home
- Five/Six Bedrooms
- Well Presented Throughout
- Three Bathrooms
- Balcony
- Large Gated Driveway
- Cul-De-Sac
- Popular Location
- Council Tax Band - E



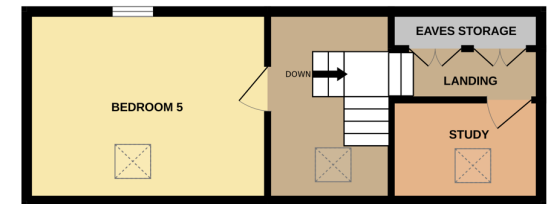
GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.5 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.