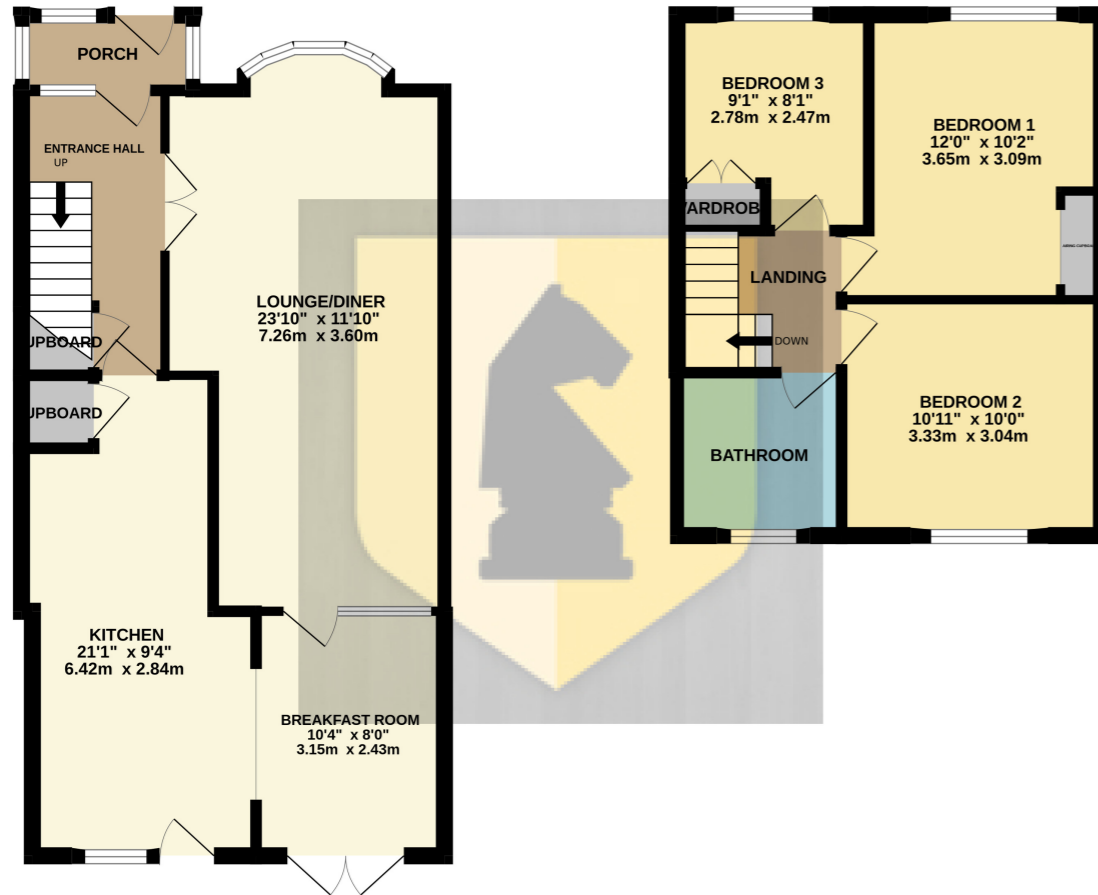


Make the right move!

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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34 Kealdale Road, NORTHAMPTON. NN3 6BS.

£285,000 Freehold

Edward Knight Estate Agents are excited to present this exceptional three-bedroom terraced house located in the sought-after residential area of Parklands. The property is just a short walk away from Parklands Primary School and Northampton School for Girls. The property boasts ample living space. In Brief the property comprises: A porch, hallway, kitchen, breakfast room, and a lounge/diner on the ground floor. The first floor, landing, three spacious bedrooms and a four piece family bathroom. Externally to the front there is a sizeable, newly block-paved driveway leading to the front entrance. The rear reveals a well kept garden and a detached single garage, accessible via a secure service road. Additional advantages include gas radiator heating and UPVC double glazing. An internal viewing is strongly advised to fully appreciate this home.

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 UPVC Double glazed door. UPVC double glazed window to the front entrance. Door into:

Hallway

Stairs leading to the first floor. Storage cupboard. Radiator. Double doors leading into the lounge/diner and a door into:

Kitchen

21' 1" x 9' 1" (6.43m x 2.77m) Beautifully fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Sink unit with mixer tap over. Fitted double electric oven. Fitted hob with extractor hood above. Space and plumbing for a dishwasher and washing machine. Space for side by side fridge/freezer. Double glazed door to rear aspect. Double glazed window to the rear aspect. Opening into:

Breakfast Room

10' 3" x 8' 0" (3.12m x 2.44m) UPVC double glazed double doors leading to the rear garden. Radiator.

Lounge/Diner

21' 10" x 11' 10" (6.65m x 3.61m) UPVC double glazed bay window to the front aspect. Radiator. Feature fireplace. UPVC double glazed window to the breakfast room Double glazed door leading into the breakfast room.

First Floor

Landing

Doors into:

Bedroom One

11' 10" x 10' 0" (3.61m x 3.05m) UPVC double glazed window to the front aspect. Radiator. Boiler cupboard.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m) UPVC double glazed window to the front aspect. Radiator.

Bedroom Three

9' 0" x 8' 1" (2.74m x 2.46m) UPVC double glazed window to the front aspect. Radiator. Built on wardrobe.

Bathroom

Four piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Walk in shower cubicle. Freestanding bath with handheld shower head. Radiator. Obscured double glazed window to the rear aspect.

Front Garden

Newly laid block paved driveway providing off road parking for multiple vehicles.

Rear Garden

Patio area with steps leading down to artificial lawn.

Garage

Single garage to the rear of the garden, access via a secure service road. Power and lighting. Side door leading to the rear garden.

