

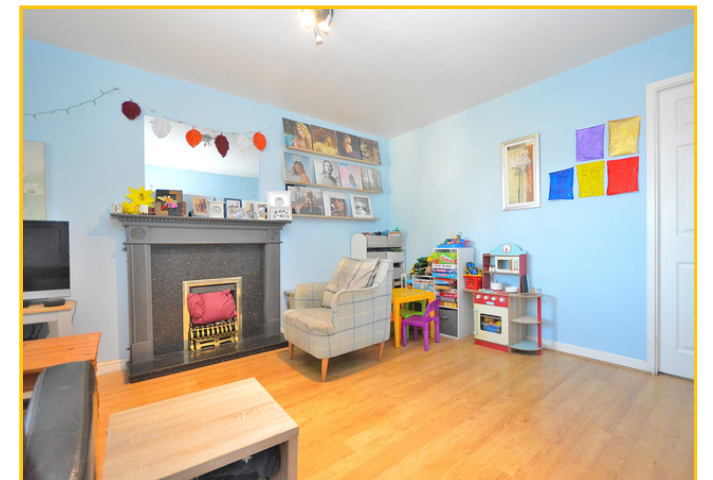
Make the right move!

GROUND FLOOR

1ST FLOOR



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32 Five Acres Fold, Northampton. NN4 8TQ.

£275,000 Freehold

Edward Knight Estate Agents are pleased to present for sale this extended three-bedroom detached family home, complete with a single garage and off-street parking. Situated in the sought-after Danefield residential area, the property offers convenient access to the town centre and local amenities. within close proximity to major road networks, notably the M1 and A45, which are roughly one mile distant. The Northampton Railway Station is within walking distance, providing direct services to London Euston and Birmingham New Street. The property features a porch, hall, lounge, and an extended kitchen/diner on the ground floor. The first floor hosts three bedrooms and a family bathroom. Outside, the property boasts a front garden with ample off-street parking and a private rear garden with a brick-built workshop. Additional advantages include UPVC double glazing and gas central heating.

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/Hall

Entry via UPVC double glaze door. double glazed window to the front aspect. Radiator. Stairs leading to the first floor. Door into:

Lounge

14' 0" x 11' 8" (4.27m x 3.56m) UPVC double glazed bay window to the front aspect. Radiator. Feature fireplace. Door into:

Kitchen/Diner

16' 5" x 14' 10" (5.00m x 4.52m) Kitchen comprising one and a half bowl sink unit, floor standing cupboards with worktop above, eye level cupboards, integrated Space for free standing range cooker with extractor above. Space and plumbing for washing machine. Space for American style fridge/freezer. UPVC double glazed windows to the rear aspect. UPVC double glaze door to the side aspect.

First Floor

Landing

UPVC double glazed window to the side aspect. Airing cupboard. Doors into:

Bedroom One

11' 9" x 8' 11" (3.58m x 2.72m) UPVC double glazed window to the front aspect. Built in wardrobes. Radiator.

Bedroom Two

15' 7" x 9' 0" (4.75m x 2.74m) UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three

15' 7" x 5' 6" (4.75m x 1.68m) UPVC double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Radiator. UPVC Obscured double glazed window to the side aspect.

Externally

Front Garden

Tarmac driveway leading to to a detached single garage. Lawn with mature tree. Pathway leading to the front entrance.

Rear Garden

Patio leading to lawn. Timber side gate leading to the front entrance.

Garage

18' 2" x 8' 2" (5.54m x 2.49m) Up and over door. Power and lighting.

Workshop

11' 4" x 8' 2" (3.45m x 2.49m) Window to the side aspect. Power and lighting.

