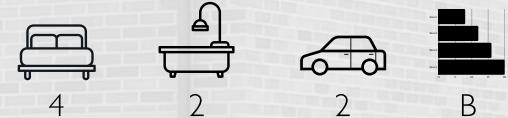


THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

87 MAYFLY ROAD
NORTHAMPTON
NN4 9EN

For Sale | Freehold | £330,000



Contact us:

Phone:

01908 77 44 22

Email

Sales@tcmk.co.uk

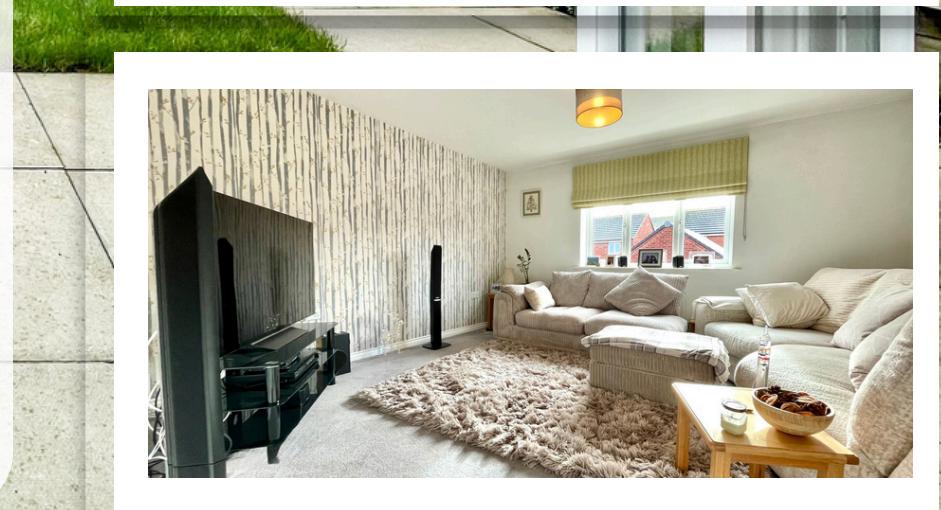
Address

Thomas Connolly
7 Rillaton Walk
Brooklyn House
MK9 2FZ

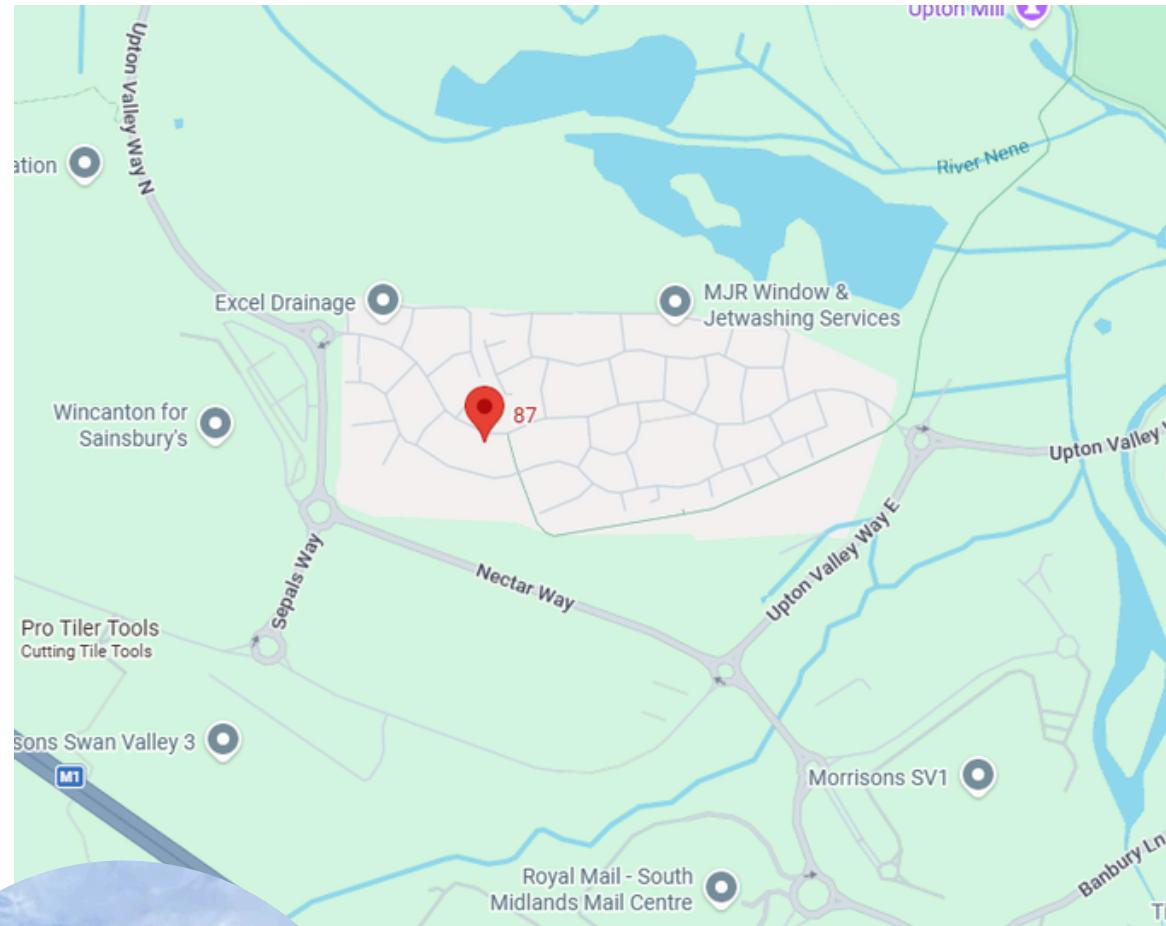
Property Description

Thomas Connolly Estate Agents are pleased to present this well-presented four-bedroom townhouse, built in 2019 and located within a modern and popular residential development in Northampton. Offering flexible accommodation arranged over three floors, this home is ideal for families or buyers seeking adaptable living space in a contemporary setting.

The ground floor accommodation comprises a welcoming entrance hall with access to a cloakroom and useful storage. The kitchen is positioned to the front of the property and is well laid out for everyday use. To the rear, there is a sitting room/dining room which provides a comfortable living and entertaining space, with doors opening directly onto the rear garden. On the first floor, there are two generous double bedrooms along with a family bathroom. The larger of these bedrooms is currently utilised as a sitting room, demonstrating the versatility of the layout and the potential to tailor the space to individual requirements. The second floor offers two further well-proportioned double bedrooms, including the principal bedroom which benefits from an en-suite shower room and built-in wardrobe.



87, Mayfly Road, Northampton, NN4 9EN



Location

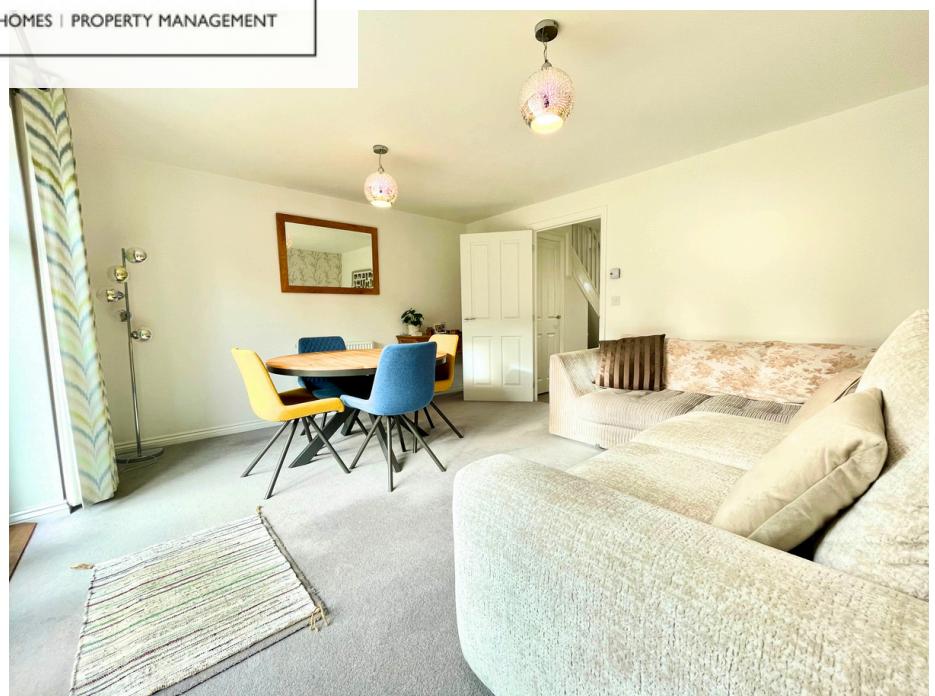
Externally, the property enjoys a south-facing rear garden, providing an excellent space for outdoor dining and entertaining. The home further benefits from a single garage located to the rear of the property, positioned behind electric gates which create a secure and private off-road parking area. The property is situated within a modern estate offering convenient access to local amenities, schooling and transport links, making it a practical choice for both families and commuters.



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Room Descriptions:

Entrance hall

Kitchen

8' 9" x 12' 6" (2.67m x 3.81m)

Sitting room / Dining room

13' 7" x 13' 9" (4.14m x 4.19m)

Cloakroom

First floor landing

Bedroom two / Sitting room

13' 8" x 13' 8" (4.17m x 4.17m)

Family bathroom

7' 5" x 6' 1" (2.26m x 1.85m)

Bedroom four

7' 5" x 10' 2" (2.26m x 3.10m)

Second floor landing

Principle bedroom

13' 6" x 13' 8" (4.11m x 4.17m)

Built-in wardrobe

En-suite to principle bedroom

Bedroom three

12' 8" x 13' 10" (3.86m x 4.22m)

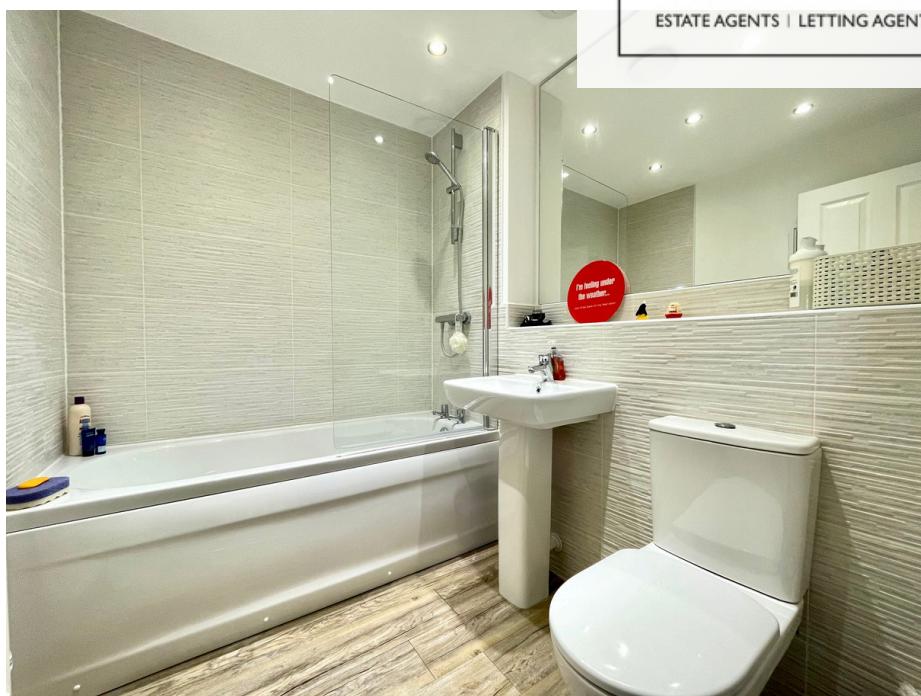
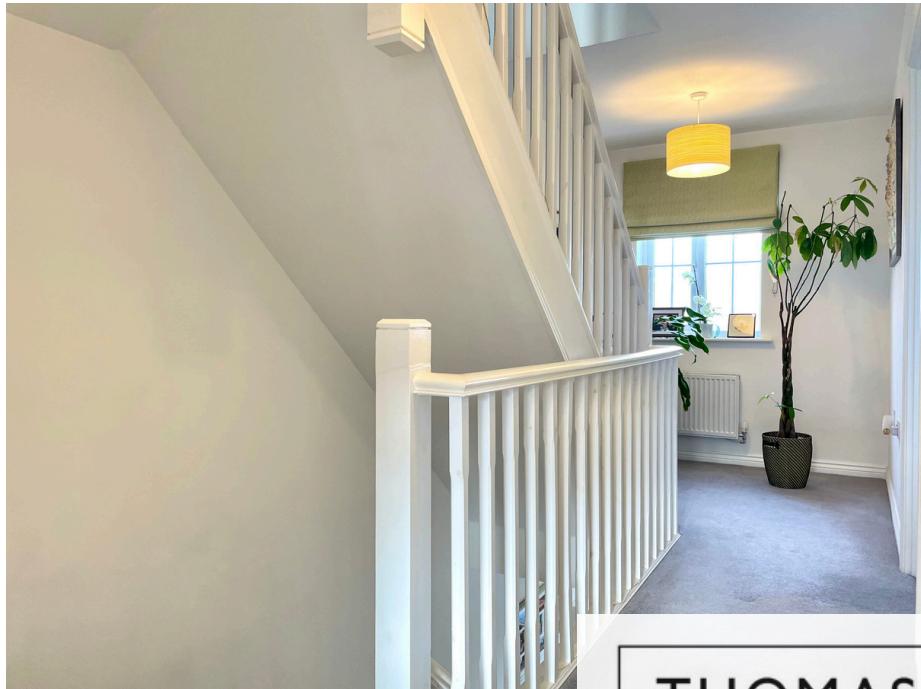
Private rear garden

Single garage and driveway parking situated behind electric gates

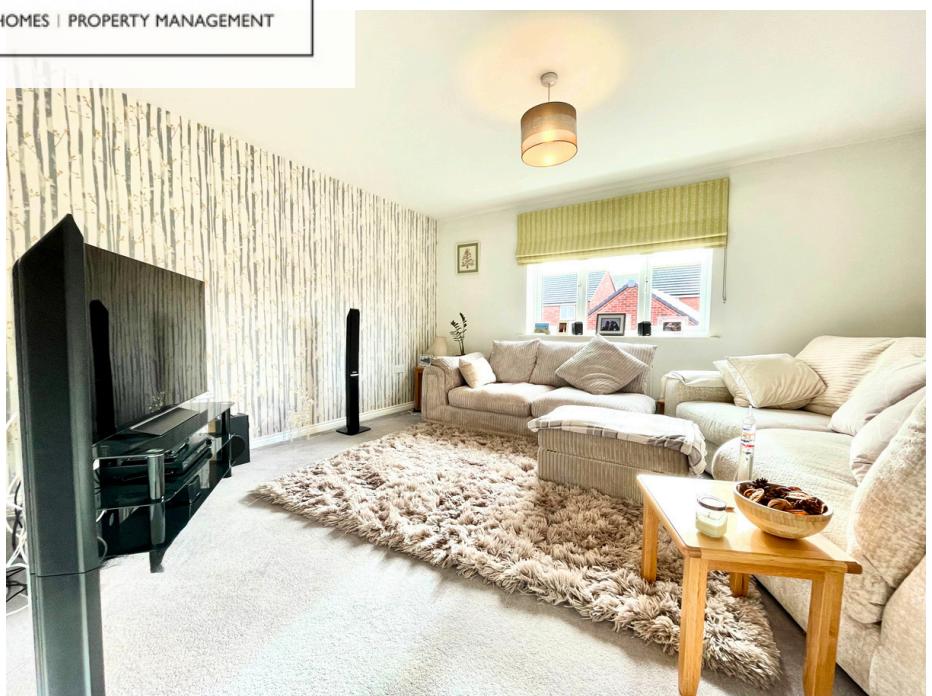
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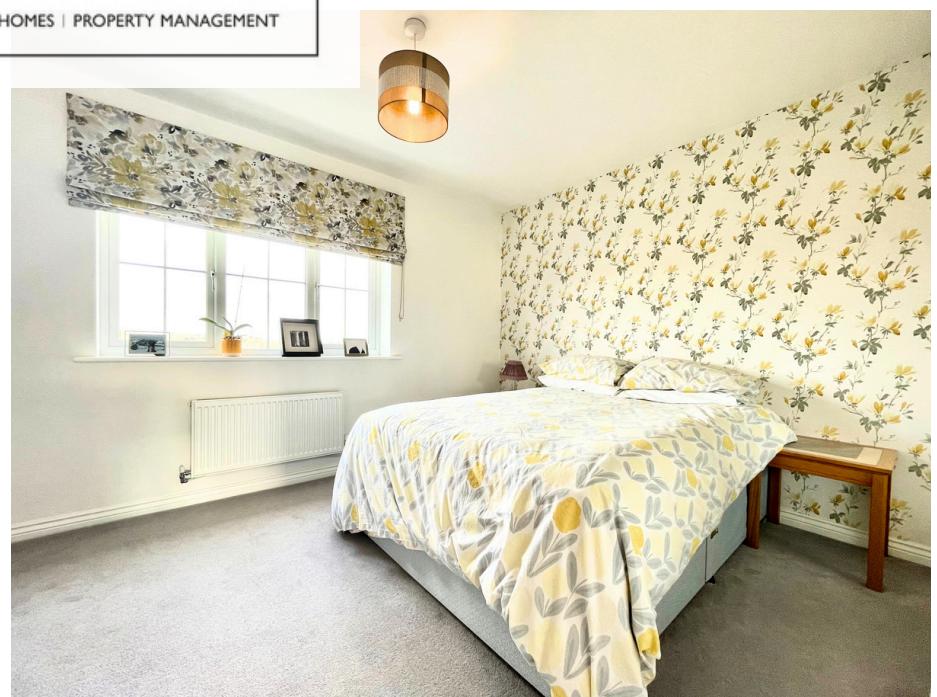
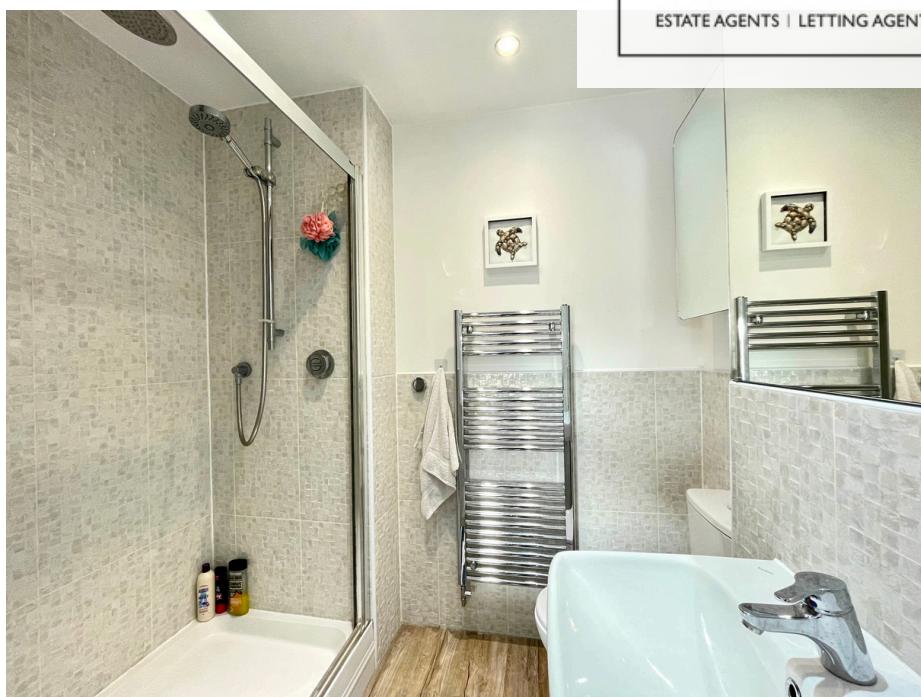
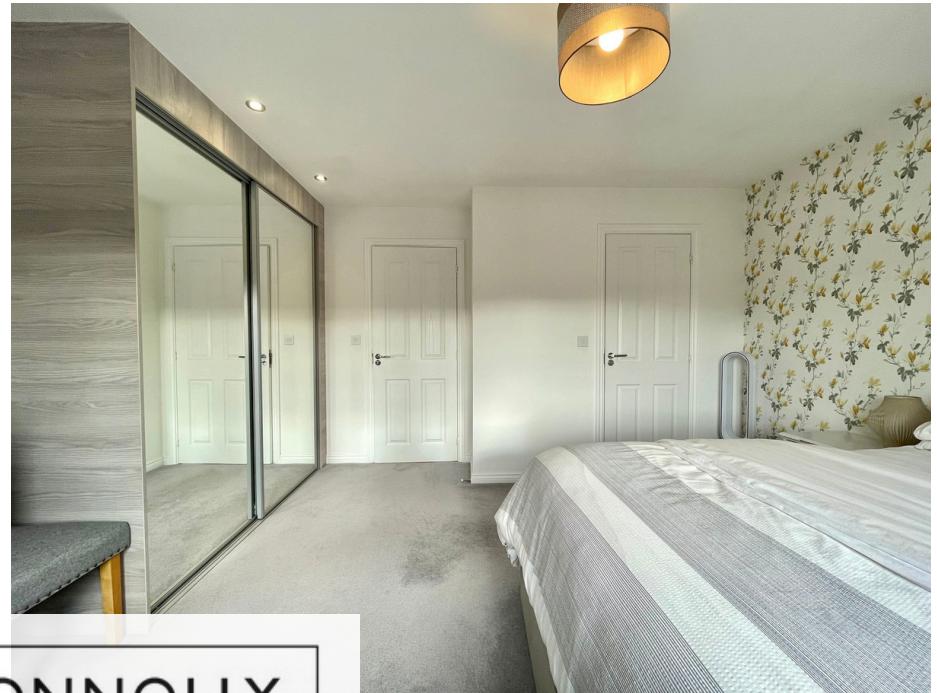
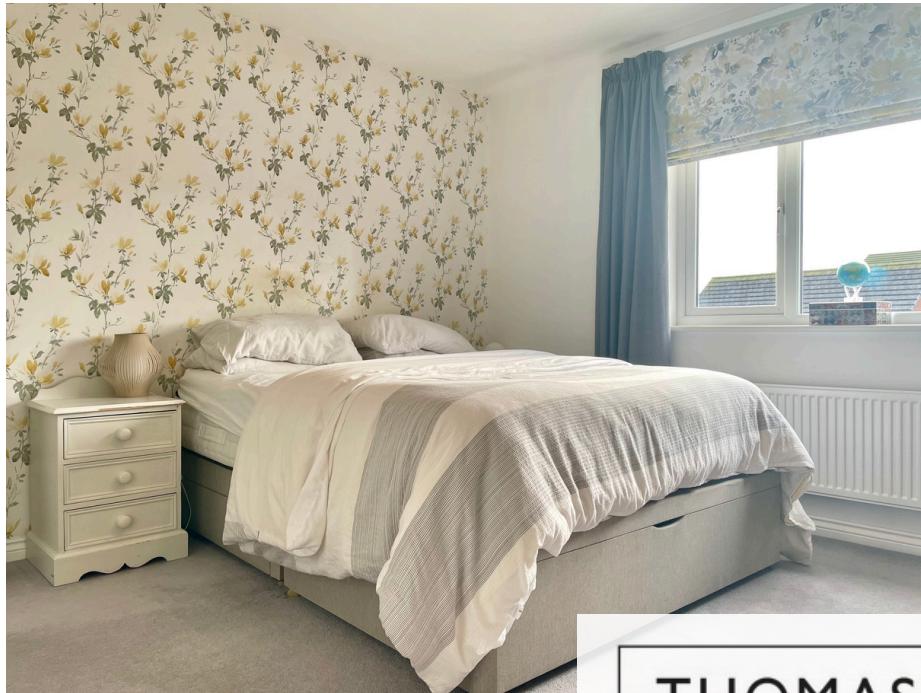
These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





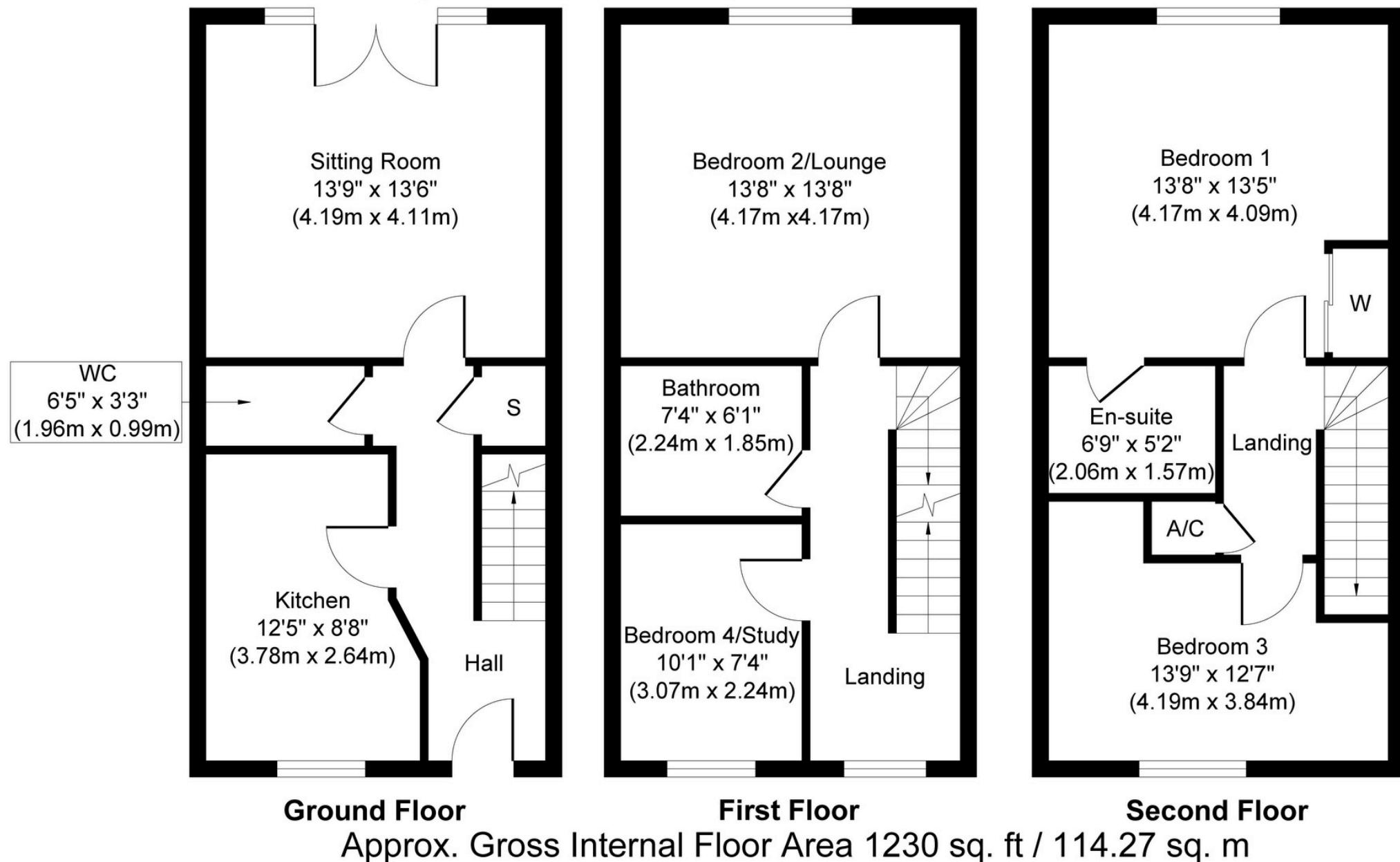
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Ground Floor

First Floor

Second Floor

Approx. Gross Internal Floor Area 1230 sq. ft / 114.27 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.