



45 COLONIAL DRIVE

COLLINGTREE PARK | NORTHAMPTON

£495,000 FREEHOLD



-  sales
-  lettings
-  town & country

45 Colonial Drive | Collingtree Park | Northampton | NN4 0BL

Merrys are delighted to offer for sale this wonderful family home located in a prestigious cul-de-sac in one of Northampton's most sought after locations in Collingtree Park. This detached four bedroom property benefits from a good plot with generous front and rear gardens and a private driveway with detached double garage. In brief, accommodation comprises of a dual aspect lounge diner, kitchen with utility room, separate study and cloakroom WC on the ground floor and four bedrooms with en-suite bathroom to master and family bathroom on the first floor. Well presented, it features a log burning fire place in the lounge and fitted wardrobes to three of the bedrooms and also benefits from refitted bathrooms and kitchen. The property has also had new UPVC double glazing windows and doors and a boiler upgrade. The current owner enjoys the privacy of the property and gardens and comments that it is a great home for entertaining with sitting spaces around the garden positioned to enjoy the sun all year round.

Collingtree Park is a popular location that benefits from a stunning 18 hole golf course and gym right on your doorstep whilst being located close to junction 15 of the M1 motorway and A45/A43 road network and good local schools and amenities.

Collingtree Park | Four bedroom detached | Private driveway and double garage |
Refitted kitchens and bathroom | Log burning fireplace | Generous front and rear garden



- sales
- lettings
- town & country

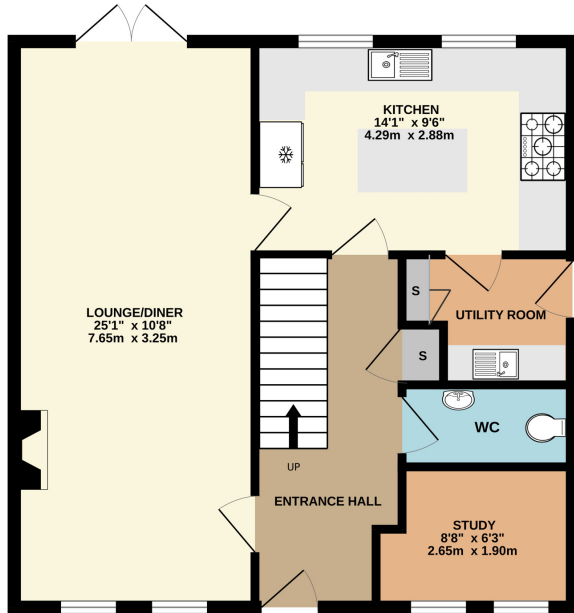
Wootton Hope Drive, Northampton, NN4 6DY
MERRYS.CO.UK



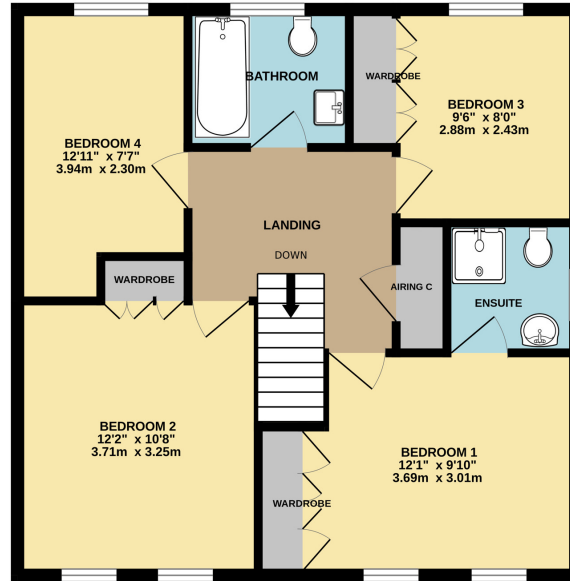




GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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.
Made with Metropix ©2024

Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Merrys has any authority to make or give and representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or in inspecting properties which have been sold, let or withdrawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	