

Make the right move!

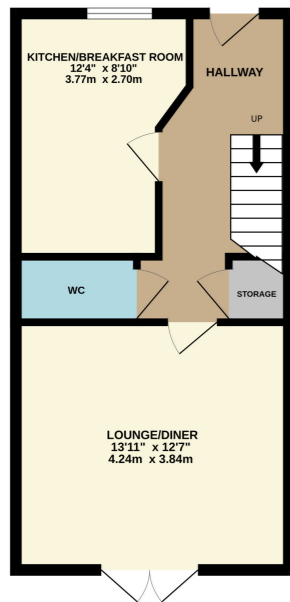


8 Dragonfly Way, Northampton. NN4 9EH.

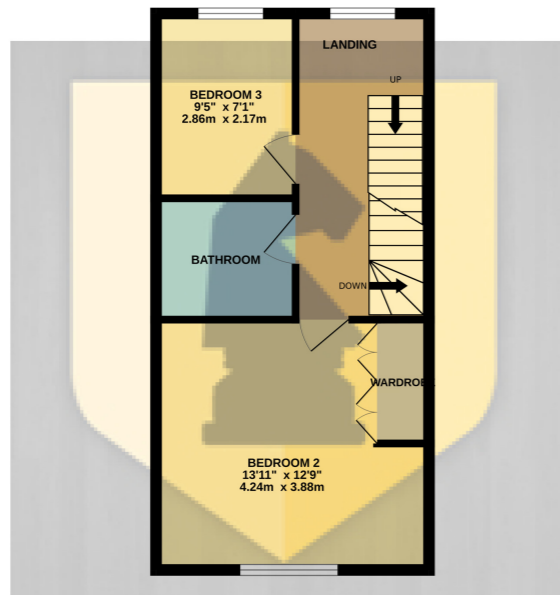
£325,000 Freehold

Edward Knight Estate Agents are pleased to offer to the market this well presented modern three bedroom semi detached three story house. Built by Taylor Wimpey and situated within the popular Dragonfly Meadows development the spacious accommodation comprises; entrance hall, cloakroom/WC, kitchen/breakfast room and lounge/diner. To the first floor are bedrooms two and three as well as the family bathroom. To the second floor is bedroom one and en-suite. Externally there are gardens to the front and rear. Driveway to the side providing off road parking for multiple cars. The property further benefits from gas radiator heating, Upvc double glazing. Early viewings recommended.

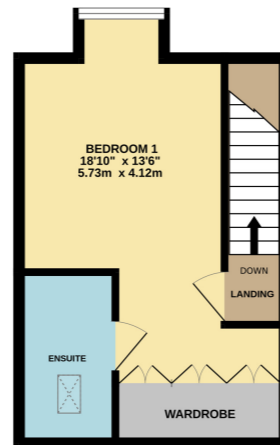
GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 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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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

Hallway

Entry gained via a composite door. Radiator. Under stairs storage cupboard. Stairs rising to the first floor. Door to;

Kitchen/Breakfast Room

Kitchen suite comprising of a range of base and eye level units with work surfaces and matching upstands mounted over. Inset one and a half bowl sink and drainer unit with mixer tap mounted over. Fitted oven and four ring gas hob with extractor hood mounted over. Integrated appliances to include a fridge/freezer and washing machine. Radiator. Tiled floor. Upvc double glazed window to the front aspect.

Lounge

Radiator. Double glazed French doors leading to the rear aspect.

WC

Fitted two piece suite comprising of a wash hand basin and a low flush WC. Tiled floor. Radiator.

First Floor

Landing

Upvc double glazed window to front aspect. Stairs leading to second floor. Radiator. Doors leading to:

Bedroom Two

Upvc double glazed windows to rear aspect. Radiator. Built in wardrobes.

Bedroom Three

Upvc double glazed window to front aspect. Radiator.

Bathroom

Fitted three piece suite comprising of a low flush WC, pedestal wash hand basin, Panelled bath. Tiling to water sensitive areas. Extractor fan. Radiator.

Second Floor

Bedroom One

Upvc double glazed window to the front aspect. Radiator. Large built in wardrobes. Door leading to:

En Suite

Three piece suite comprising double shower cubicle. Pedestal wash hand basin. Low flush W.C. Tiled splash back. Radiator. Double glazed Velux window to rear aspect.

Externally

Front Garden

Pathway leading to the front entrance. Tarmac driveway providing off road parking for multiple cars to the side of the property.

Rear Garden

Enclosed rear garden via panelled timber fencing. Paved patio area leading to lawn. Side gate leading to the driveway.

