THE ESTATE AGENTS
1977

Harvester Way, Northampton NN4 8JZ

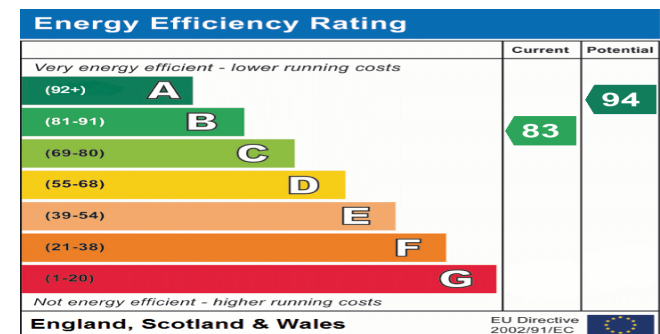## Offers Over £325,000 - Freehold

PROPERTY DESCRIPTION

The Estate Agents are proud to present this superb, four bedroom detached property in the highly desirable and sought after area of Buckingham Fields. The spacious and well presented accommodation briefly comprises; a welcoming entrance hall with storage cupboard, kitchen, cloakroom, and Stunning open plan living & dining room, with storage cupboard and French doors opening up onto the rear garden a great space for entertaining. On the first floor there's a family bathroom, four bedrooms with an ensuite to master. Outside the property benefits from front & rear gardens, and three off road parking spaces.
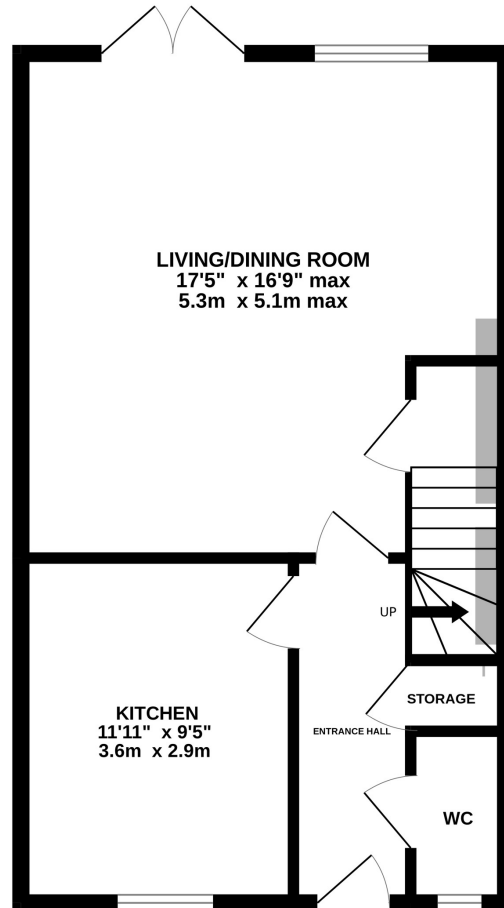
The property is located in the most recently built part of Buckingham Fields, Delapre, perfectly positioned close to local amenities, Delapre Abbey and a major supermarket. Northampton town centre, A45 and M1 are all within easy reach, while Northampton train station has a regular service to London Euston in under an hour.
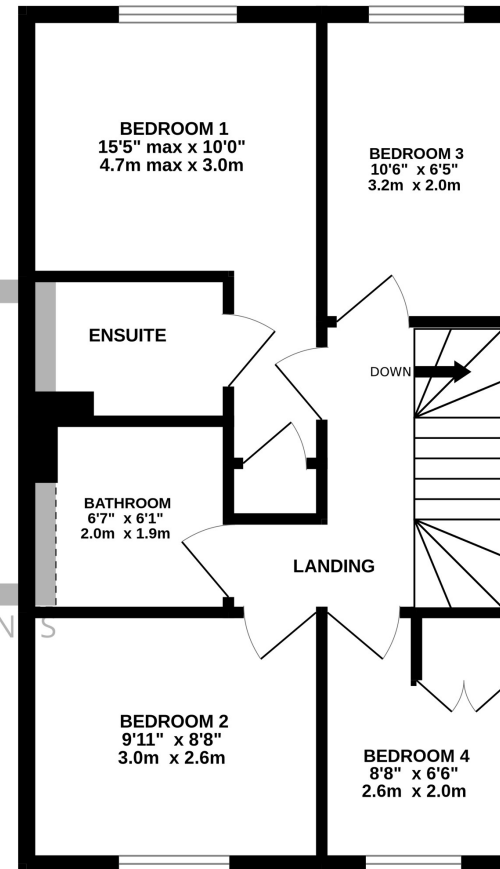
POINTS OF INTEREST

- Four Bedroom Detached
- Lovely Open Plan Living/Dining Room
- Ground Floor W.C
- Beautiful Fitted Kitchen
- En Suite

- Generous Rear Garden
- Off Road Parking For Three Vehicles
- Desirable And Sought After Area
- Close To Delapre Abbey & Golf Course
- Complete Upward Chain

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.

LIVING/DINING ROOM
17'5" x 16'9" max
5.3m x 5.1m max

KITCHEN
11'11" x 9'5"
3.6m x 2.9m

UP

ENTRANCE HALL

STORAGE

WC

BEDROOM 1
15'5" max x 10'0"
4.7m max x 3.0m

BEDROOM 3
10'6" x 6'5"
3.2m x 2.0m

ENSUITE

DOWN

BATHROOM
6'7" x 6'1"
2.0m x 1.9m

LANDING

BEDROOM 2
9'11" x 8'8"
3.0m x 2.6m

BEDROOM 4
8'8" x 6'6"
2.6m x 2.0m

TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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