



72 Hamsterly Park, Southfields,
Northampton, Northamptonshire.
NN3 5DX





£259,950

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this smart three bedroom end of terraced home on the popular area of Hamsterly Park within Southfields. This lovely home is a credit to its current owners and it includes the following accommodation. Entrance hallway by the composite door, entrance hall, refitted kitchen, lounge with French doors opening out onto a beautiful low maintenance garden. Upstairs there are three bedrooms and a refitted bathroom suite. The garage measures approx (12x 21 feet) Fitted with a crocodile remote controlled roller shutter door. To the front there is ample parking. The home will include all blind and curtains.





Entrance

Enter this lovely three bedroom end of terraced home situated in Southfields, Northampton. The door to the front is a gorgeous sage composite door.

Entrance Hallway

The hallway consists of the following. Just inside from the main hallway is a bi-folding handy storage cupboard for all those outside shoes and coats to be tucked away. The stairs rise up to the first floor landing area. There is a door to the main lounge and featured archway to the kitchen. There is a middle height rail and the flooring is a beautiful laminate (Dunwich Greige wood plank oak laminate). The hallway is complimented by a radiator and dressed with wall lights.

Kitchen

2.061m x 2.824m (6' 9" x 9' 3") A very smart fully fitted kitchen awaits you. The cabinets are hi gloss what with contrasting work surfaces over. The 1.5 sink drainer with waterfall mixer tap over set within a resin style bowl. The window to the front is uPVC and also includes the window blinds. There is tiling to all water sensitive areas. The kitchen is also fitted with a Logic electrical oven and halogen hob over with a concealed canopy. There are spaces for the washing machine and fridge freezer. The flooring matches the entrance hallway in wood plank oak laminate. The lighting is LED and set to the ceiling. Here within the kitchen is the combination boiler.

Lounge

4.774m x 4.986m (15' 8" x 16' 4") The lounge is very spacious and has a tranquil feel. Dressed in a neutral tone of white with exposed decorative beams. The main focal point is the fire surround which includes the electric remote controlled fire. There are French windows plus side windows which open out onto the lovely rear garden. The lighting is also LED and can be remote controlled. There are TV points and Telephone points with single and double electrical sockets. The flooring follows the same theme as the hallway and kitchen. The picture is complete with two radiators.

First Floor Landing

The landing can be accessed from the main entrance hallway. The loft access is situated here and we are led to believe that in includes a loft ladder, lighting and power and boarded in some areas. There is a middle height railing and the landing is dressed with wall lights. There is also a small handy storage cupboard for all of those towels and linen to be kept in. Doors lead to all rooms.

Bedroom One

2.613m x 3.40m max (8' 7" x 11' 2") The main bedroom is located to the front of this super home. It is so i'm told where the sunshine floods into first thing in the morning. It currently has a range of wardrobes which will be included. There is radiator and sockets. Again the lighting is LED and can be controlled by remote. The window to the front is dressed with blinds and these will be

included.

Bedroom Two

2.410m x 3.686m max (7' 11" x 12' 1") This delightful bedroom is located to the rear of this smart home and overlooks the rear garden. Fitted with sliding mirrored wardrobes. There are wall lights and LED lighting and radiator to complete the picture.

Bedroom Three

1.980m x 2.257m (6' 6" x 7' 5") The third bedroom is also located to the rear of this property and again overlooks the garden. The lighting is LED and the window is uPVC and there is a radiator and sockets. This room could be used as a home office for just perfect for the grandchild to sleep over.

Family Bathroom

1.684m x 2.017m (5' 6" x 6' 7") The bathroom like the rest of this beautiful home as been refurbished to include the following. Smrt white suite with square edge bath with bi-folding shower screen with marble bushboards to set of the theme. The bathroom is fully tiled to all water sensitive areas The white hand basin is set with vanity doors and a close soft close WC. There is also a chrome ladder radiator to keep the towels warm whilst you shower and relax. Lighting is LED and the flooring is fashionable. The window to the front is opaque for privacy.

Rear Garden

This quaint garden is fully enclosed by a shaped brick wall and timber fencing. The patio area is ideal for sitting out on and dining Al-Fresco in those spring and summer months. There is also an area to relax in with seating and decking. The lawn with a small decorative railing. There is circular sundial patio with inset stepping stones. The garden also has a small fancy shed. To the rear of the property there is wireless sensed lighting and a useful outside waterproof socket. You can also enter the garage via the door to the rear.

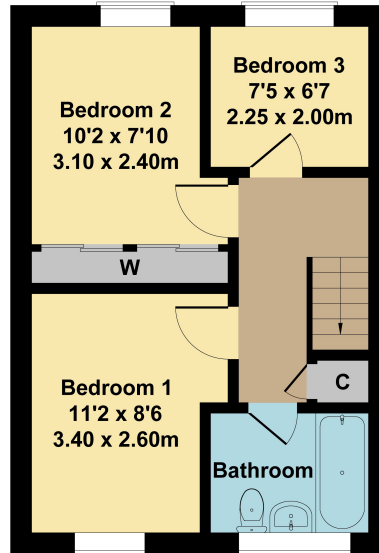
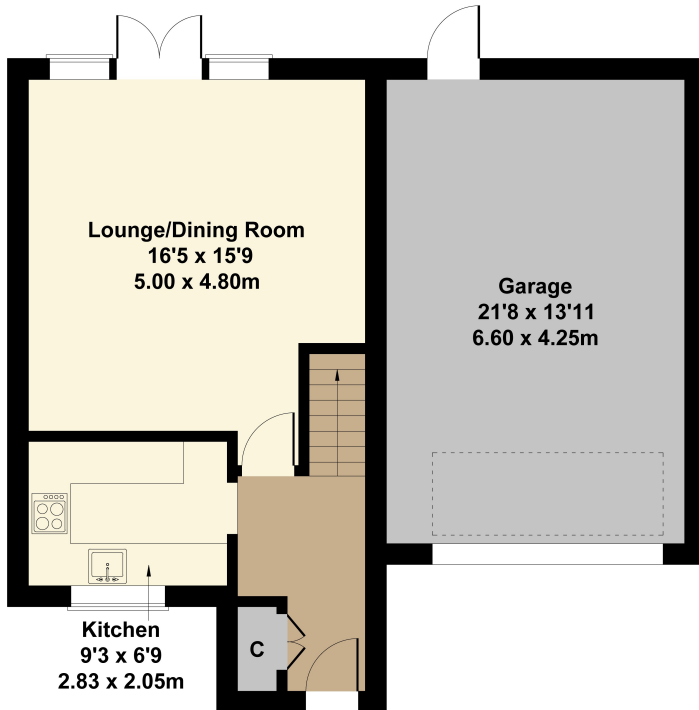
Garage

3.948m x 6.635m (12' 11" x 21' 9") This super home also has this sizeable garage with a remote controlled roller shutter door (design is Crocodile). It also has a separate breaker and lighting. You can certainly tinker with a classic car, or maybe have hobby to make things should you use this space creatively.

Front Garden

The front of this property also has driveway and extra gravelled areas for family members to park. Maybe you may consider a caravan or motorhome.

72 Hamsterly Park Northampton,



Approximate Gross Internal Area = 102 sq m / 1098 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(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

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