

Make the right move!



TOTAL FLOOR AREA: 3897 sq.ft. (362.1 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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**1 Medinah Close, Northampton. NN4 0YS.**

**£1,485,000**

Edward Knight Estate Agents are delighted to present this immaculately maintained, executive detached family home, occupying a large plot overlooking the lake and the 18th Fairway within Collingtree Park. Spanning nearly 4,000 square feet of internal accommodation, the property is beautifully presented throughout. The current owners have extensively upgraded both internally and externally, creating an idyllic family residence in one of Northampton's premier locations. The accommodation briefly includes: a reception hall, lounge, dining room, kitchen, breakfast room, family room, conservatory, WC, and gym. Upstairs, there is a spacious master suite with a large four-piece en suite, a guest bedroom with en suite, three additional bedrooms, an office, and two further bathrooms. Bedroom Five has stairs leading to an attic room, ideal as a hobby or playroom. Externally, the property features a driveway to the front and an established garden. To the rear, a manicured,

**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.



Tel: 01604 632433

### Hall

13' 5" x 11' 2" (4.09m x 3.40m) Oak staircase leading to the first floor. Oak flooring. Radiator. Double oak doors to;

### Lounge

25' 0" x 15' 8" (7.62m x 4.78m) Large upvc double glazed bay window to the front aspect. Feature open fireplace with a feature Bodart & Gonay gas fire and two upvc double glazed windows to the sides. Oak floor. Radiators. An opening to the dining room with concealed sliding oak doors.

### Dining Room

15' 1" x 10' 9" (4.60m x 3.28m) Upvc double glazed French doors onto the rear garden. Oak floor. Radiator.

### Kitchen

20' 10" x 14' 0" (6.35m x 4.27m) A modern fitted kitchen by Porcelanosa comprising of a range of base and eye level cupboards with work surfaces mounted over. Two inset and sink and drainer unit with tap over, one of which is a boiling water tap. Integrated electric ovens with warming drawers, integrated coffee machine, integrated microwave and dishwasher. Fitted induction hob with extractor hood fitted over. Two upvc double glazed windows to the side aspect.

### Breakfast Room

14' 0" x 10' 11" (4.27m x 3.33m) Upvc double glazed bi-folding doors opening onto the patio area. Velux window. Radiator.

### Family Room

15' 0" x 11' 0" (4.57m x 3.35m) Fitted entertainment wall unit with drawers. Radiator, Opening to;

### Conservatory

14' 5" x 12' 5" (4.39m x 3.78m) Upvc double glazed windows and French doors onto the patio area. Upvc double glazed glass roof.

### Office

14' 2" x 10' 2" (4.32m x 3.10m) Fitted with a bespoke Porcelanosa wall unit with foldaway desk. Two upvc double glazed windows to the side aspects. Radiator. Door to;

### Home Gym

20' 2" x 15' 8" (6.15m x 4.78m) Occupying the converted garage this space has a Upvc double glazed door to the rear and two upvc double glazed window to the side. Easily converted back to a garage by the removal of a stud wall and the original garage doors remain. Wall units with sink and dryer.

### WC

Fitted suite comprising of a low flush WC and vanity wash hand basin.

### Landing

Spacious galleried landing with two upvc double glazed windows to the front aspect. Radiator.

### Bedroom One

17' 8" x 15' 8" (5.38m x 4.78m) Two upvc double glazed windows to the front aspect. Two radiators. Range of fitted Hammonds wardrobes. Double doors to;

### En Suite

15' 7" x 9' 4" (4.75m x 2.84m) A large room with a four piece suite comprising of a jacuzzi bath extending to a vanity area with bespoke Rosewood fitted units. Applestone Limestone and Basalt tiles. Countertop featuring two basins. Large walk in shower, WC and bidet. Upvc double glazed windows to the rear aspect.

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### Bedroom Two

14' 9" x 10' 9" (4.50m x 3.28m) Hammonds fitted wardrobes. Upvc double glazed window to the rear aspect. Radiator. Door to;

### En Suite

Fitted three piece suite comprising of a WC, wash hand basin and shower enclosure.

### Bedroom Three

14' 10" x 11' 0" (4.52m x 3.35m) Hammonds fitted bedroom furniture. Upvc double glazed window to the rear aspect. Radiator.

### Office

15' 0" x 10' 2" (4.57m x 3.10m) Upvc double glazed windows to both side aspects. Radiator. Doors off to;

### Bedroom Four

16' 0" x 9' 10" (4.88m x 3.00m) Two upvc double glazed windows to the side aspect. Upvc double glazed window to the front aspect. Radiator. Built in wardrobe with sliding doors.

### Bedroom Five

16' 0" x 11' 5" (4.88m x 3.48m) Two upvc double glazed windows to the side aspect. Upvc double glazed window to the front aspect. Radiator. Steps leads to;

### Attic Room

16' 1" x 9' 0" (4.90m x 2.74m) Velux window and window to the front. Ideal studio or hobby room.

### Shower Room

Accessed via the office this spacious three piece suite comprises; WC, shower cubicle and wash hand basin. Heated towel rail. Upvc double glazed window to the side aspect. Travertine Tiling.

### Bathroom

Fitted three piece suite comprising of a WC, wash hand basin and bath with shower fitted over and bath screen. Fitted cupboards. Heated towel rail. Travertine Tiling.

### Front Garden

A block paved driveway for several vehicles with a pathway which leads to the side gate. An established garden with borders containing a variety of stock.

### Rear Garden

A large rear garden enjoying enviable views of the lake and fairways. Well established and stocked with a variety of flowers, trees and shrubs with many water features. The garden has many entertaining spaces with various patio and deck spaces with lighting and infra-red heaters, some of which open onto the lake. A modern summerhouse currently used as an artists studio has power connected. Irrifence automated computerised garden watering system to all borders and hanging baskets. The garden has armoured cabling and lighting throughout. A beautiful weeping willow tree at the far side of the garden provides excellent shelter and shade. A truly remarkable garden space that really should be viewed to be appreciated.

### Summerhouse

5.5m x 3.5m (18' 1" x 11' 6") Constructed by Green Retreats with electricity connection and sky television cabling.

### Smart Home

The property has been set up extensively for smart home operations with Alexa controlled speaker systems throughout the house. Dual zone heating zones set up with Nest operation. This enables the user to control the heating by; Zone 1 - Kitchen. Breakfast room. Conservatory. Dining Room. Gym. Zone 2.- All other areas of the house. The electrical system is set up to include a Lightwave RF programable remote system. All garden electrical features are controlled remotely.

