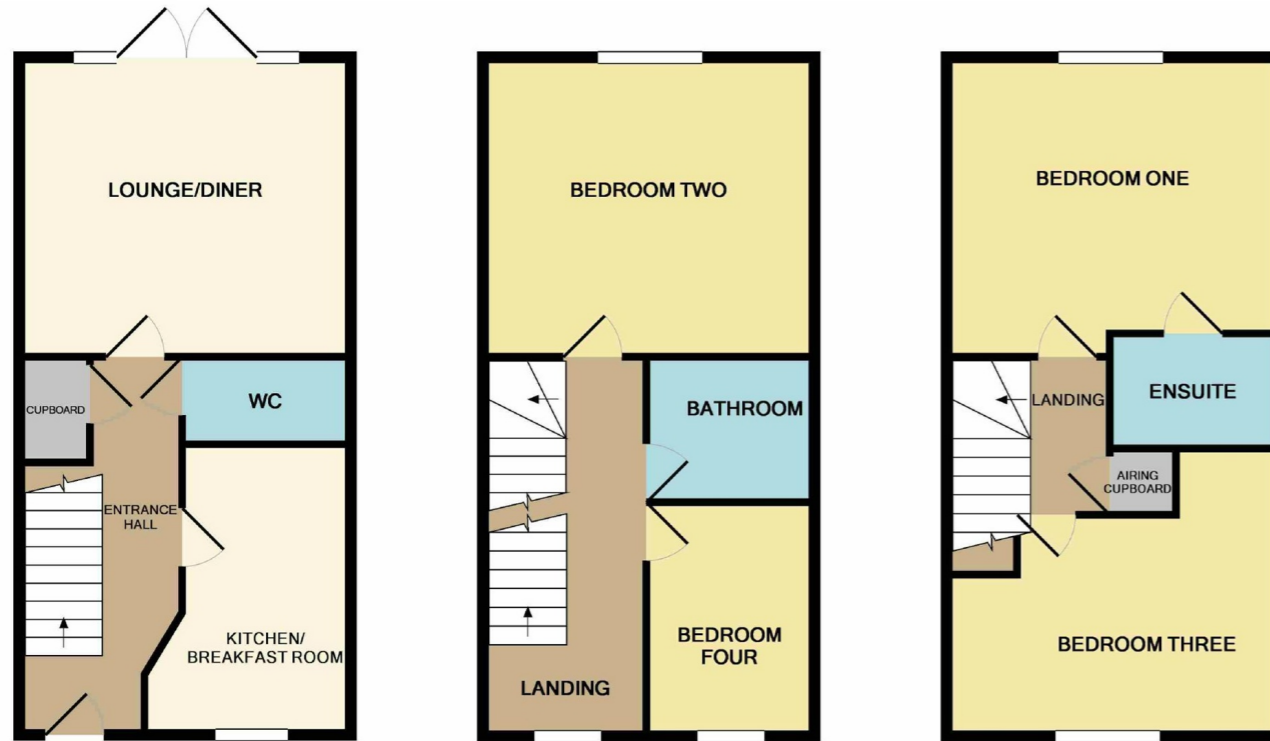


Make the right move!



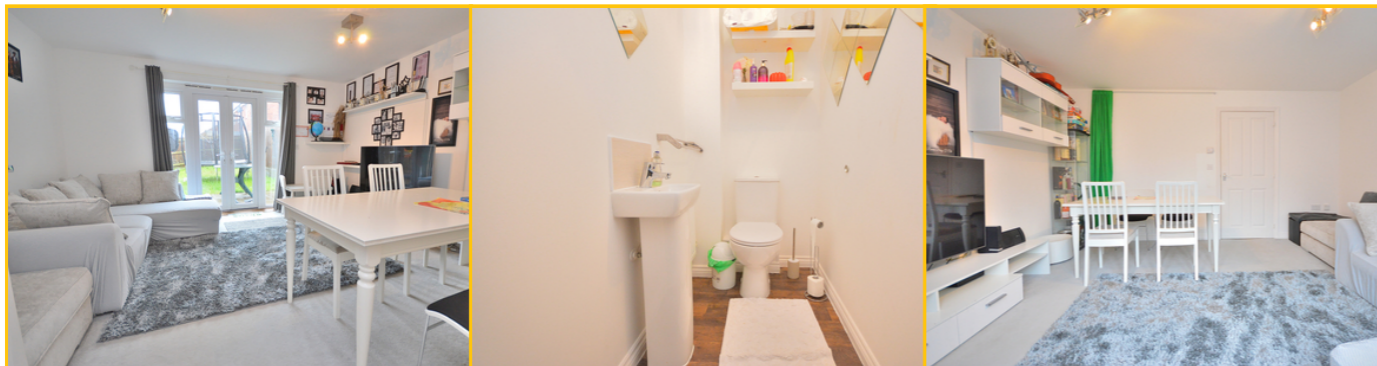
GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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123 Damsely Road, Northampton. NN4 9ET.

£325,000 Freehold

Edward Knight Estate Agents are delighted to present this beautifully maintained four-bedroom family home, constructed in 2016 by Taylor Wimpey following their "Ashbury" design. This expansive property, arranged over three levels, includes an entrance hall, cloakroom/WC, kitchen with breakfast area, and a lounge/dining room. Rising to the first floor there are two bedrooms alongside a family bathroom, while the second floor boasts bedroom one with an en suite, and an additional double bedroom. The property also features a sizable rear garden that extends to a secondary garden area and garage. Additional advantages include various upgrades, gas radiator heating, and UPVC double glazing.

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.

Entrance Hall

Entry gained via a hardwood double glazed door. Stairs rising to the first floor. Radiator. Under stairs storage cupboard.

Kitchen/Breakfast Room

12' 4" x 7' 4" (3.76m x 2.24m) Fitted modern white gloss kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Fitted double electric oven. Fitted gas hob with extractor fan over. Integrated fridge/freezer. Integrated dishwasher. Under counter lighting. Upvc double glazed window to the front aspect. Radiator.

Lounge/Diner

14' x 12' 8" (4.27m x 3.86m) Upvc double glazed French doors onto the rear garden with two double glazed side panel windows. Radiator.

WC

Fitted two piece suite comprising of a low flush WC and wash hand basin. Tiling to water sensitive areas. Radiator.

First Floor

Landing

Upvc double glazed window to the front aspect. Radiator. Stairs rising to the second floor.

Bedroom Two

14' x 12' 8" (4.27m x 3.86m) Upvc double glazed window to the rear aspect. Radiator.

Bedroom Four

9' 10" x 7' 1" (3.00m x 2.16m) Upvc double glazed window to the front aspect. Radiator.

Bathroom

7' 1" x 6' 2" (2.16m x 1.88m) Fitted three piece suite comprising of a low flush WC, pedestal wash hand basin and a panelled bath with fitted thermostatic shower above. Tiling to water sensitive areas. Radiator.

Second Floor

Landing

Radiator. Door to;

Bedroom One

14' x 12' 8" (4.27m x 3.86m) Upvc double glazed window to the rear aspect. Radiator. Door to;

En Suite

7' x 4' 9" (2.13m x 1.45m) Fitted three piece suite comprising of a low flush WC, wash hand basin and a fully tiled double shower enclosure with fitted thermostatic shower over. Tiling to water sensitive areas. Heated chrome towel rail.

Bedroom Three

14' x 9' 3" (4.27m x 2.82m) Upvc double glazed window to the front aspect. Radiator.

Externally

Front Elevation

Pathway leading to the front entrance. A driveway leading to the garage.

Rear Garden

Mainly laid to lawn with a patio and path leading to the rear and to another garden area which is ideal as a vegetable plot. Pathway continues to a courtesy door providing access to the garage. Enclosed with timber panelled fencing.

Garage

Accessed via a metal up and over door. Power and light connected. Courtesy door to the rear.

