



BADGERS CLOSE, NORTHAMPTON, NN7
£400,000 FREEHOLD





The accommodation briefly comprises, uPVC double glazed door to entrance hall. From the entrance hall, doors lead to all the principal rooms. Off the entrance hall, there is a cloakroom comprising a two piece suite with low flush WC and wall mounted sink. The living room, features dual aspect uPVC double glazed windows to the front and side aspect, making this room light and airy. Double doors with glass inserts lead through to the open plan kitchen/dining room. The kitchen dining room has been opened to provide a fantastic family entertaining area with ample space for a dining room table and breakfast bar. The kitchen area comprises a range of modern units to include deep slow close draws, built in oven with four ring gas hob and extractor over, space and plumbing for a washing machine, space for upright fridge/freezer. From the dining room, sliding doors lead to the conservatory. The uPVC double glazed conservatory has high walls to the sides and a dwarf wall to the front, as well as underfloor heating linked into the main gas fired central heating system. Double doors open on to the garden.

To the first floor, there are three bedrooms and a family bathroom. The landing has access to the loft with loft ladder. A cupboard houses the refitted pressurised hot water cylinder. Bedroom two is set to the rear of the property and features a uPVC double glazed window to the rear aspect. Bedroom three features a uPVC double glazed bay window to the side aspect. The main bedroom benefits from having dual aspect uPVC double glazed windows to the front and side aspect, with the window to the side providing a deep sill box bay window. The ensuite comprises a two piece suite incorporating a shower cubicle and sink, a uPVC double glazed window faces out to the side aspect. The family bathroom comprises a three piece suite incorporating a panel enclosed bath, low flush WC and pedestal wash hand basin. A uPVC double glazed window faces out to the rear aspect.

Externally to the rear there is a mature manicured rear garden which has had the fencing replaced in the last year. A gate leads out to a rear path behind the property. A personnel door leads into the detached single garage.

To the front the garden has been hard landscaped to create a decorative front garden. A driveway which provides off road parking for several cars leads to the detached garage. The garage benefits from having power and lighting and storage in the roof.

Council Tax Band 'D'

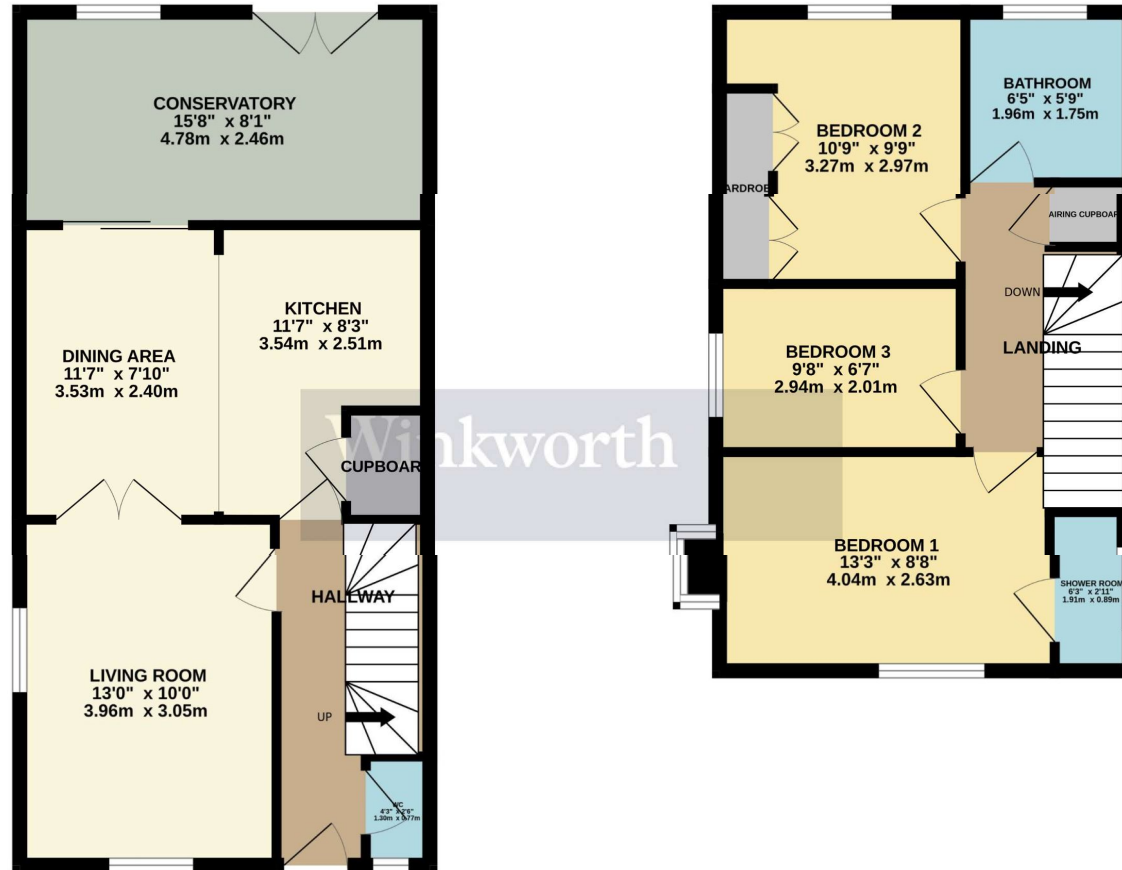
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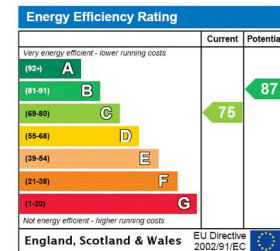
GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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