



WESTCOTT WAY, NORTHAMPTON, NORTHAMPTONSHIRE, NN3
£370,000 FREEHOLD





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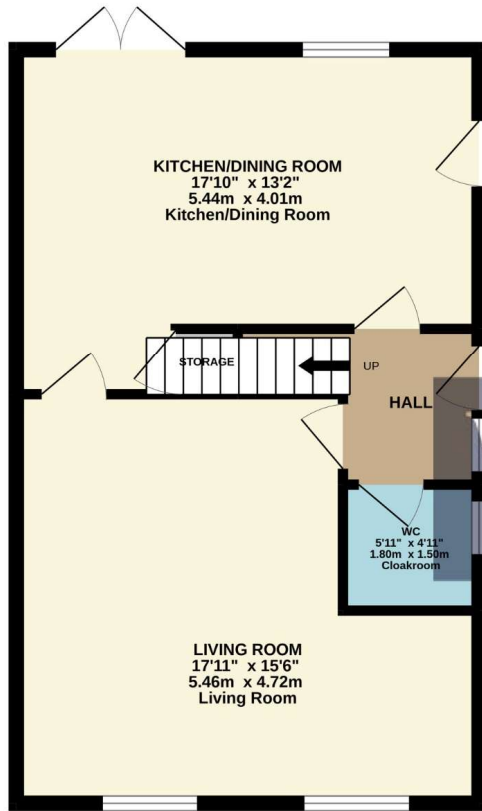
Winkworth is delighted to offer for sale this beautiful four bedroom detached family home, set in a cul de sac location and presented superbly throughout. The property benefits from modern Kitchen and bathrooms, Upvc double glazing and a converted garage. The garage offers multiple options, to be used as an office, playroom, or Summerhouse/bar. Situated in the popular Abington Vale district with its popular schools, this is a great family home. The property comprises of entrance hall, refitted wc, open plan refitted kitchen/dining room and lounge to the ground floor. To the first floor lay four bedrooms and a refitted family bathroom. Externally there is a large driveway providing parking for several cars and a converted garage which would make an ideal office/studio space. The rear garden, which offers a high degree of privacy, has been landscaped to incorporate a raised flower bed with inset seating, lawn area, further paved entertaining area, ideal for garden furniture. The rear garden faces in a South/Westerley direction and benefits from the afternoon and evening sun. An internal viewing is highly advised.

Council Tax band: D £2041

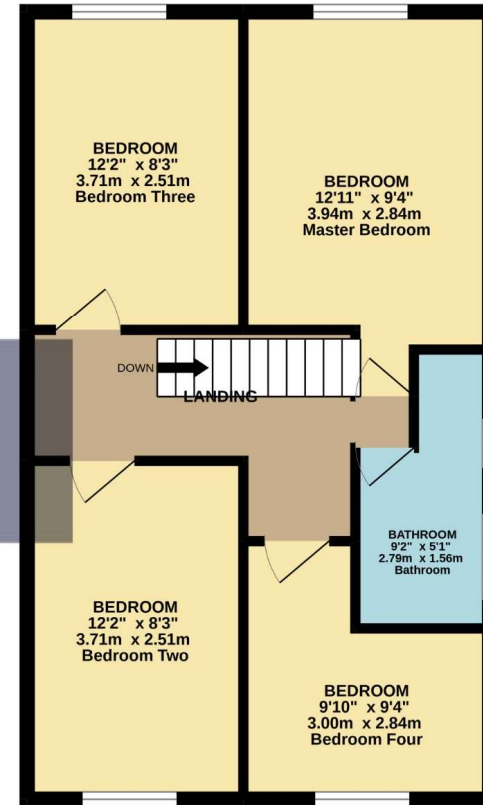




GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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