



SPARTAN CLOSE, NORTHAMPTON, NN4
£550,000 FREEHOLD





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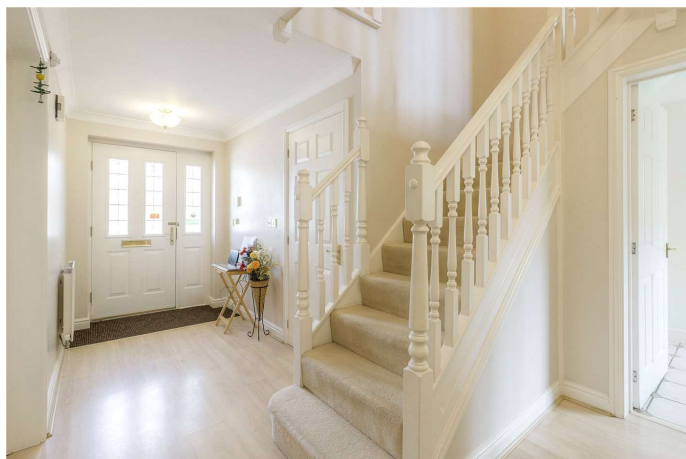
Winkworth Estate Agents are delighted to offer to the market this modern four bedroom detached property occupying a prominent position within this residential cul-de-sac. The property was constructed in 2004 by David Wilson Homes and has been improved. It offers versatile accommodation and includes three reception rooms, an open plan kitchen/dining room/family room, utility room and cloakroom. The four bedrooms all have fitted wardrobes. The master bedroom has an en suite shower room and separate dressing room off the main bedroom.

The ground floor is accessed via a generous and welcoming entrance hall which leads to a useful refitted cloakroom, the bay fronted living room which is a lovely size and leads into a spacious dining room with French doors leading to the rear garden area. The impressive 22ft open plan kitchen/breakfast/family area has space for a breakfast table and seating and glazed double doors to the rear terrace. Ceramic floor tiling continues into the utility room. The kitchen area is fitted in a range of beech units with complementary work surfaces and an inset sink. Integrated appliances include an electric oven, a gas hob with extractor over, a dishwasher, fridge, and freezer. A utility room completes the ground floor.

The staircase leads to the galleried landing which has an airing cupboard and access to the loft (fitted drop down ladder, partially boarded to the main area with light and power point). All four bedrooms are double rooms, and all are well fitted with fitted wardrobes.

The gardens have been landscaped with ease of maintenance in mind and include a driveway with parking. The double garage has an up and over doors and power connected. A gated side access leads to the fully enclosed rear garden which has a paved area extending across the rear leading to a lawn area.

General Information: Tenure: Freehold. Local Authority: Northampton Borough Council. The agency website indicates Tax band F. Energy Rating C.

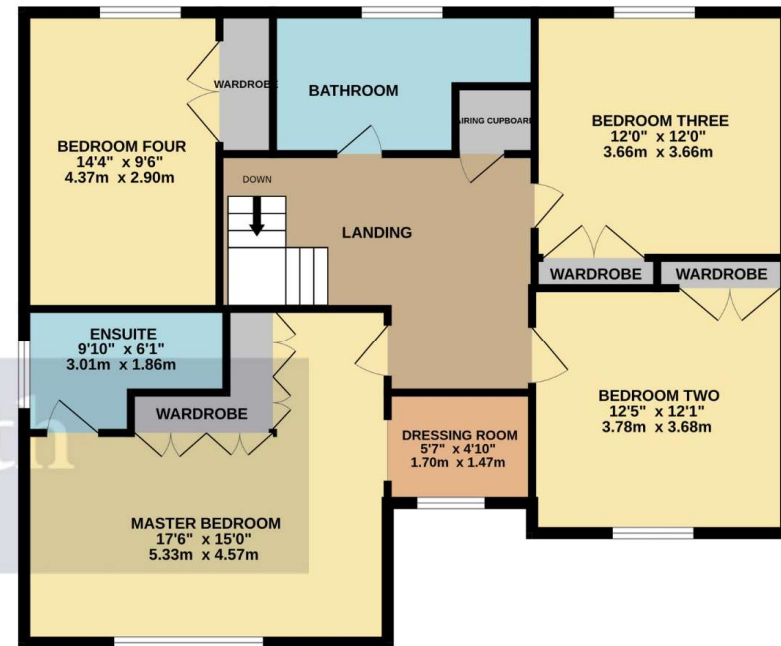




GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 2273 sq.ft. (211.1 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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