



4 Georges Drive, Grange Park, Northampton, NN4 5DU

Offered to the market with NO UPWARD CHAIN and set within easy access of the M1 motorway, local amenities and schools is this spacious four bedroom town house. The spacious accommodation comprises entrance hall, ground floor shower room, bedroom four/sitting room, first floor lounge, dining room, kitchen, cloakroom/WC, three second floor bedrooms, en-suite shower room and family bathroom. Externally there are gardens to the front and rear and a single garage. The property also offers gas radiator central heating, uPVC double glazing and kitchen with built in appliances. The property is presented in excellent condition throughout. An early viewing is highly recommended.

£275,000

ACCOMMODATION

Ground Floor

Entrance Hall

Door to the front elevation with further doors leading off to the fourth bedroom/sitting room, shower room and double cloaks cupboard. Courtesy door provides access to the single integral garage. Stairs rise to the first floor landing and wall mounted radiator.



Shower Room

Suite comprises of tiled shower cubicle, low level flush w.c., and pedestal wash hand basin with further tiling to splashback areas. Wall mounted radiator, extractor fan.

Bedroom Four/Sitting Room

17' 0" x 11' 1" (5.18m x 3.38m) UPVC double glazed bay window to the rear elevation and partly glazed door providing access to the courtyard garden. Two single wall mounted radiators.

Landing

Stairs rise from the entrance hall with further stairs rising to the second floor landing. Doors lead off to the cloakroom, lounge, separate dining room and kitchen.

Lounge

17' 0" x 10' 11" (5.18m x 3.33m) UPVC double glazed window to the rear elevation. Wall mounted radiator, TV point and coving to ceiling.



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Dining Room

12' 0" x 9' 5" (3.66m x 2.87m) UPVC double glazed window to the front elevation. Wall mounted radiator, coving to ceiling and space for eight seater dining table and chairs.

Kitchen

12' 0" > 15' 9" x 9' 3" (3.66m x 2.82m) Fitted kitchen with a range of base and wall level units. One and a half bowl sink drainer set into work surfaces with tiling to splashback areas. Integrated appliances consist of Induction hob, electric oven, extractor hood over, plumbing for dishwasher and washing machine. Space for undercounter fridge/freezer. wall mounted radiator and complemented by tiled floor. UPVC double glazed window to the front elevation.



Cloakroom/WC

Suite comprises of low level flush w.c., and wash hand basin with tiling to splashback area. Wall mounted radiator and extractor fan.

Second Floor

Bedroom 1

11' 7" x 11' 5" (3.53m x 3.48m) UPVC double glazed window to the rear elevation and walk-in wardrobe. Wall mounted radiator and connecting door to the en-suite shower room.

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En-Suite Shower Room

Suite comprises of tiled shower cubicle, pedestal wash hand basin and low level flush w.c., with further tiling to splashback areas. Extractor fan and wall mounted radiator. UPVC opaque double glazed window to the rear elevation.

Bedroom 2

10' 8" x 9' 5" (3.25m x 2.87m) Double glazed window to the front, single radiator, built in double wardrobes.



Bedroom 3

10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to the front, built in double wardrobes, single radiator.

Bathroom

Panelled bath with shower attachment, close coupled WC, wash hand basin, extractor, single radiator, tiled splash backs.

Front Garden

Laid to lawn, driveway to garage, outside store housing gas boiler.

Garage

Up and over door power and light connected.

Rear Garden

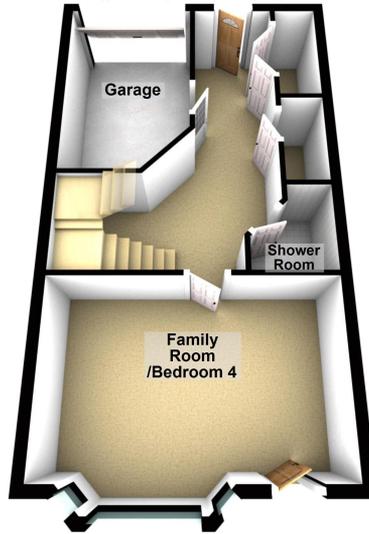
Enjoying a sunny aspect is this courtyard rear garden which is fully paved and is not overlooked to the rear.



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Ground Floor

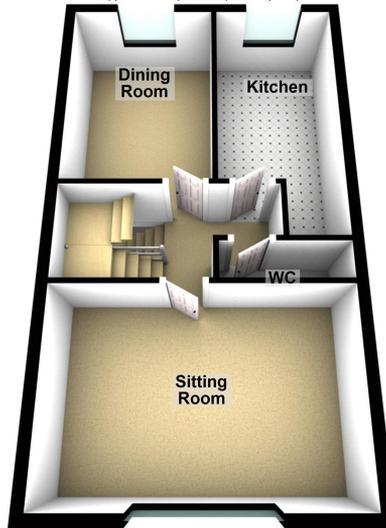
Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 135.9 sq. metres (1463.0 sq. feet)

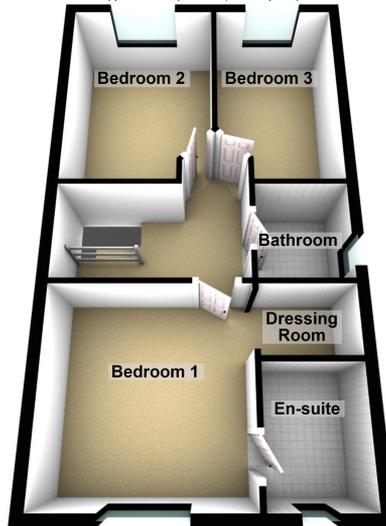
First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Second Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



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