

# MELDON CLOSE, NORTHAMPTON, NN4

£385,000 | 3 Bed House - Detached

# BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this heavily extended three-bedroom detached family home, occupying a generous corner plot within a small and quiet cul-de-sac. The property is offered with no onward chain and is conveniently located adjacent to parkland, making it ideal for families, dog walkers, and outdoor enthusiasts.

The well-presented accommodation briefly comprises an entrance hall, cloakroom, spacious open-plan kitchen/dining/sitting room, separate lounge, first-floor landing, a large master bedroom with dressing room and shower room, bedroom two with en-suite, and bedroom three.

Further benefits include uPVC double glazing, electric radiator central heating supported by solar panels with 15.6kW battery storage—significantly reducing running costs—a single garage with the top section providing utility space, and a well-maintained rear garden. To the front, there is a large garden area and driveway providing off-road parking for several vehicles. The property also falls within the catchment area for the highly regarded Wootton Park School.

COUNCIL TAX BAND: C

- Three Large Bedrooms
- Detached Family Home
- Two Storey Extension
- Corner Plot
- Single Garage
- Off Road Parking For Several Cars
- Adjacent To Parkland
- Open Plan Kitchen/Dining/Sitting Room
- Separate Lounge
- No Above Chain

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

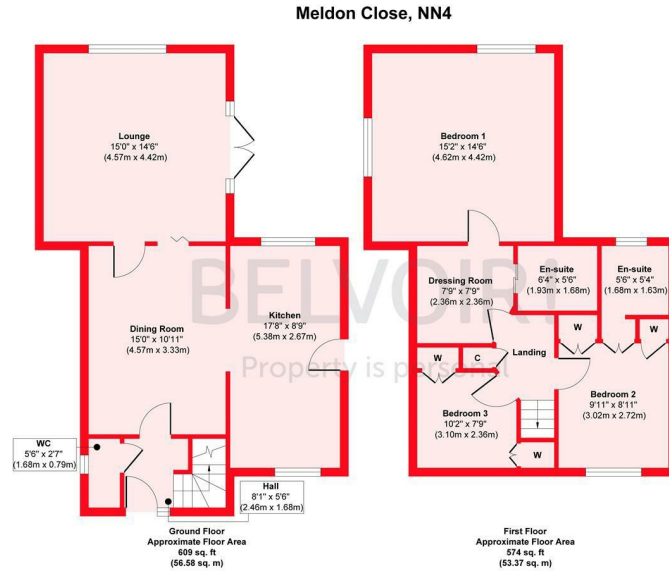
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# MELDON CLOSE, NORTHAMPTON, NN4

£385,000 | 3 Bed House - Detached

# BELVOIR!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Approx. Gross Internal Floor Area 1183 sq. ft / 109.95 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

