

1 Cornflower Close
Grange Park
Northampton
NN4 5BX

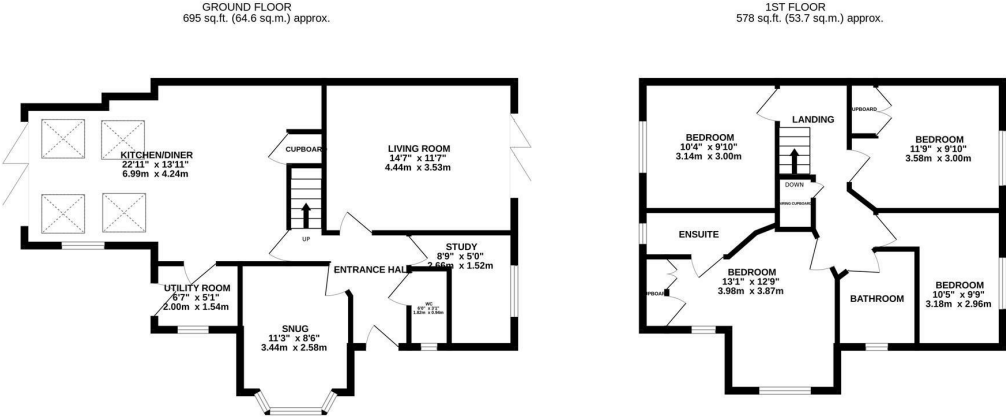
£450,000



OSCAR JAMES

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FLOOR PLANS



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 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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AT A GLANCE...



Lounge With Bi Folding Doors



Extended Kitchen Diner



Four Generous Bedrooms



Ensuite to Master



Wrap Around Gardens



Off Road Parking for 4 Cars



WHAT'S GREAT?

Occupying a corner plot in one of Northampton's most sought-after locations, Grange Park, is this beautifully presented and extended four-bedroom detached family home.

Grange Park is an ideal location for commuters, with Junction 15 of the M1 and the A45 close by, as well as plenty of local amenities and an excellent school. You can also enjoy peaceful walks around Foxfields Country Park.

Upon entering the property, you are greeted by a welcoming entrance hall which provides access to a convenient cloakroom, a study, a bay-fronted snug, and the main living area. The spacious lounge enjoys bi-fold doors opening onto the south-facing rear garden and features a cosy gas fireplace for cooler evenings.

The main attraction is the extended and refitted kitchen/dining area, which benefits from vaulted ceilings with skylights and further bi-fold doors leading to a separate garden section with a pleasant patio—perfect for entertaining. The modern shaker-style kitchen features

granite worktops and integrated appliances including a dishwasher fitted into the central island, as well as a double oven and microwave. There is also space for a washing machine and tumble dryer in the property's handy utility area.

Upstairs, you will find four generous bedrooms. The principal bedroom benefits from an en-suite and large wardrobe space, while bedroom two also offers built-in wardrobes. A modern family bathroom completes the upstairs.

Outside, there are well-maintained gardens and access to a single garage which provides an additional parking space. To the front, the driveway offers comfortable parking for three vehicles and includes the added benefit of an electric car charging point.

Early viewing is highly recommended to avoid disappointment.

...expect excellence



SELLER'S SECRET

This has been our family home for the past 11 years, and we have thoroughly enjoyed our time here. The additional reception rooms have worked extremely well for us, giving everyone their own space so we've never felt on top of each other.

We are excited for our next step and pleased to be staying in Grange Park, as both of our children have thrived at the local school and the area offers a wonderful sense of community.



Why we like it....

The property is beautifully presented throughout and is ready for the next family to enjoy. Cornflower Close is also an excellent choice for commuters, with Junction 15 of the M1 just a stone's throw away.

Please call Oscar James on 01604 622722 to book an internal inspection.

OSCAR JAMES

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To buy or not to buy....
