

16 Sherwood Avenue  
Northampton  
NN2 8PZ

£375,000

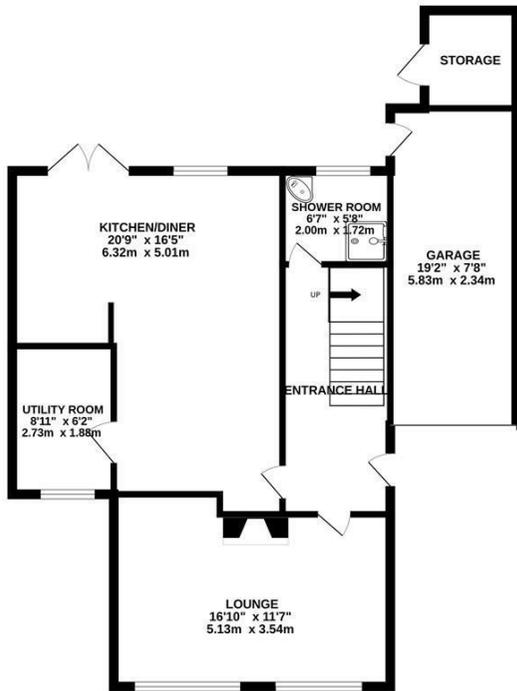


OSCAR JAMES

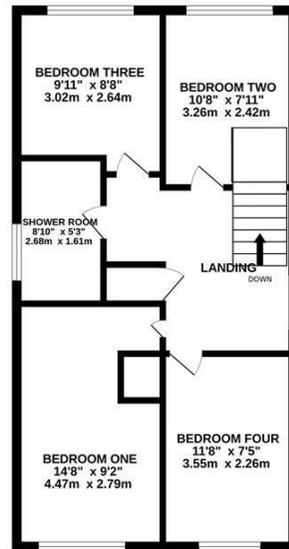
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 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.  
Made with Metropix ©2025



## AT A GLANCE...



Lounge With Log Burner



Large Kitchen / Family area



Four Bedrooms



Addition of Downstairs Shower Room



Private Rear Garden



Driveway Parking for Several Vehicles



## WHAT'S GREAT?

Located in a highly desirable position on the edge of Kingsthorpe, this well presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Situated close to well-regarded local schools, parks and a range of amenities, the property enjoys both convenience and a peaceful residential setting.

The home has been thoughtfully extended to create generous living space throughout. The ground floor features an open-plan family kitchen and dining area, perfect for everyday living and entertaining, along with a separate utility room and a contemporary downstairs shower room. A spacious lounge with a charming log burner provides a cosy retreat.

Upstairs, there are four well-proportioned bedrooms and a modern family bathroom, offering comfortable accommodation for families.

Externally, the rear garden, which offers a high degree of privacy, has been carefully landscaped for low maintenance, featuring an artificial lawn and a large decked seating area

ideal for enjoying warmer evenings and outdoor gatherings. To the front, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, in addition to a single garage.

Early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.

...expect excellence



# SELLER'S SECRET

The open plan kitchen dinner and covered patio means we have entertained and BBQ'd for a lot of people, even if it's wet! The top decking has been perfect on a sunny day for a nice brunch and drinks with Friends.



## Why we like it....

Situated in a highly regarded area of Kingsthorpe, close to local parks, schools and amenities, this home is the perfect choice for families.

Early viewing is highly advised.

To buy or not to buy....

# OSCAR JAMES

336 Wellingborough Road | Northampton |  
NN1 4ES  
01604 622722  
[www.oscar-james.com](http://www.oscar-james.com)

---

---

---

---

---