

## TARRY WAY, NORTHAMPTON, NN2

**£259,000 Offers over**

Immaculate two-bedroom property situated on the new estate of Buckton Fields



Chelton Brown have the absolute pleasure in presenting this immaculately presented two-bedroom house situated on the new estate of Buckton Fields.

The property briefly comprises of Entrance Hall, open plan lounge, kitchen/diner are making it the ultimate living area. Downstairs wc, laundry room and storage cupboard.

Upstairs comprises of two double bedrooms, one with ensuite and a family bathroom.

To the rear of the property there is an enclosed rear garden with access to the side, there are two off road parking spaces at the front of the property.

- Immaculate Two bedroom house
- Period features, tastefully designed
- Built in 2020
- En Suite to Master Bedroom
- Open plan living
- Downstairs WC
- Two off road parking spaces
- EPC : B
- Council Tax Band : C

# TARRY WAY, NORTHAMPTON, NN2

## Lounge



The lounge is tastefully designed with the ultimate feature of a beautiful log burner fireplace making it the focal point of the open plan living space and giving a cosy environment. Window to front aspect.

## Porch

## Kitchen/Breakfast Room 9'11" x 11'6"



The kitchen has been designed in keeping with period features throughout the property which include wooden work tops, Belfast sink and range cooker. There are a range of base and wall units with plenty of storage. French doors lead onto the rear garden.

## Laundry Room

Door to:

## WC



Downstair wc with exquisite decor includes low level toilet and sink unit.

## Storage

## Bedroom



Master bedroom which includes ensuite, window to rear aspect

## Bathroom



Bath with mixer tap, low level WC and wall mounted sink unit.

## En-suite



Low level WC,, wall mounted sink unit and shower unit.

## Bedroom



Another double bedroom with two windows which ooze light throughout to the front aspect. Storage cupboard.

## Rear Garden



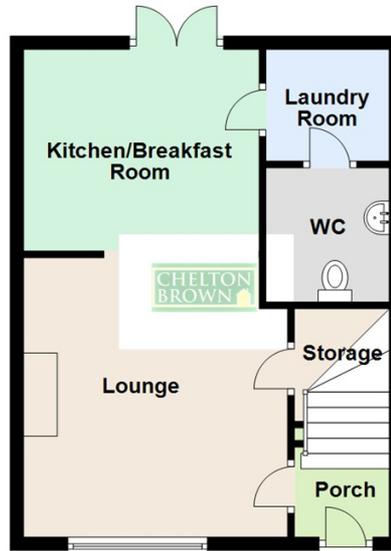
## Landing

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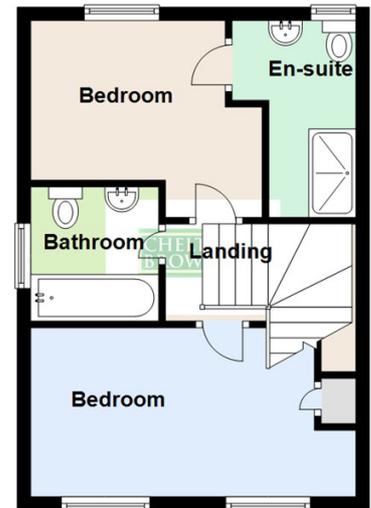
Price £259,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

**Ground Floor**  
Approx. 39.8 sq. metres (428.5 sq. feet)



**First Floor**  
Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 74.4 sq. metres (800.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

