

IXWORTH CLOSE, NORTHAMPTON, NN3

£415,000



Chelton Brown are delighted to offer this five bed detached property situated in a sought after cul-de-sac. Huge potential with fantastic living space.

In brief, the property comprises: entrance hall, large lounge, dining room, kitchen, utility, downstairs WC and study, with access to the integral garage via the utility area. To the first floor there is a master bedroom that also has an en-suite, two further double bedrooms, two decent single bedrooms and a family bathroom.

Outside, to the front there is a driveway for two vehicles and a single garage. To the rear, there is a private enclosed garden with side access.

Further benefits are double glazing and gas central heating.

Located a stones throw away from the Weston Favell shopping centre complex and A45 ring road.

FREEHOLD
EPC rating: awaited
Council Tax: D

- Five Bedroom Detached
- Cud De Sac Location
- Great Travel Links
- Private Enclosed Rear Garden
- Off Road Parking & Front Garden
- Integral Single Garage
- Council Tax Band: D
- EPC awaited

IXWORTH CLOSE, NORTHAMPTON, NN3

Lounge 16'4" x 11'5"



En-suite 5'0" x 10'9"



Dining Room 12'8" x 9'0"



Bedroom Two 15'8" x 8'5"



Kitchen 14'1" x 7'10"



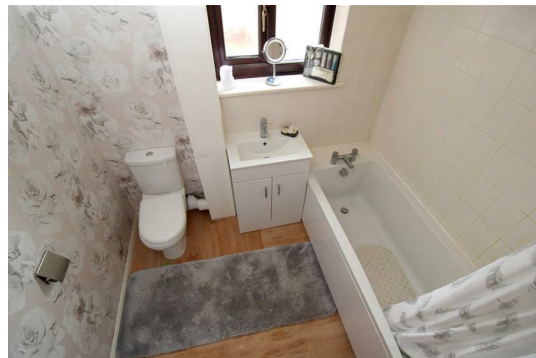
Bedroom Three 12'6" x 8'5"



Master Bedroom 9'11" x 15'6"



Bathroom 7'1" x 5'10"




Bedroom Four 10'1" x 8'9"

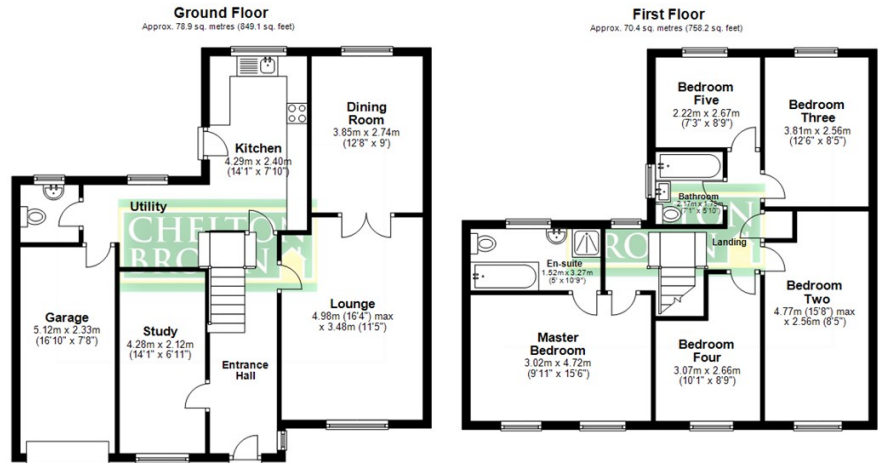
Bedroom Five 7'3" x 8'9"

Study 14'1" x 6'11"

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Price £415,000

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



Total area: approx. 149.3 sq. metres (1607.3 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 PlanIt.

