



Connells

Emperor Crescent
NORTHAMPTON

Emperor Crescent NORTHAMPTON NN4 9FA

for sale guide price
£425,000 - £450,000



Property Description

A modern detached family home ideally located in the popular area of Pineham Village. Set within easy access to the M1 motorway, local schools and amenities, this well presented family home benefits from a large open plan kitchen/dining room, work from home office and four double bedrooms. Viewing is highly advised to fully appreciate.

Entrance Hall

Door to the front elevation, with further doors leading off to the downstairs cloakroom, living room, work from home office and open plan kitchen/dining room. Under stairs storage cupboard, wall mounted radiator and stairs rising to the first floor landing.

Home Office

8' 6" x 6' 9" (2.59m x 2.06m)

Work from home office with UPVC double glazed window to the front elevation and wall mounted radiator.

Living Room

15' 6" x 12' 8" (4.72m x 3.86m)

Spacious living room with UPVC double glazed window to the front elevation and wall mounted radiator.

Open Plan Kitchen/ Dining Room

26' 6" x 10' 9" (8.08m x 3.28m)

Kitchen Area

Fully fitted modern kitchen comprising a range of wall and base level units. One and a half bowl sink and drainer with swan neck mixer tap over set into work surfaces with complimentary up stands. Integrated appliances comprise fridge and freezer, dishwasher, double electric oven and gas hob with stainless steel splash back and cooker hood over. Breakfast bar, wall mounted radiator, recess spot lights to ceiling and UPVC double glazed window to the rear elevation. Open to the dining area.

Dining Area

UPVC double glazed French doors to the rear elevation leading out to the rear garden with complimentary UPVC double glazed windows either side. Wall mounted radiator and space for dining table and chairs.

Utility Room/ Cloakroom

Base level units with work surface over and matching up stands. Stainless steel sink and drainer with mixer tap over. Built-in washing machine, low level flush wc, recessed spotlights to ceiling, extractor fan and chrome heated towel rail.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to four double bedrooms and the family bathroom. Airing cupboard housing the hot water cylinder, wall mounted radiator and access to the loft space.

Master Bedroom

12' 8" max x 12' 3" (3.86m max x 3.73m)

UPVC double glazed window to the front elevation and wall mounted radiator. TV point and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece modern white suite comprising tiled shower cubicle, pedestal wash hand basin, low level flush wc and fully tiled to walls. Extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the rear elevation.

Bedroom Two

13' 8" x 10' (4.17m x 3.05m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Bedroom Three

11' 3" x 10' 1" (3.43m x 3.07m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Bedroom Four

12' 7" max x 9' 1" (3.84m max x 2.77m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece modern white suite comprising panelled bath with shower over, pedestal

wash hand basin, low level flush wc and fully tiled to walls. Extractor fan, chrome heated towel rail and UPVC opaque double glazed window to the rear elevation.

Outside

Garage

Single garage with up and over door and power and lighting connected. Courtesy door to the rear garden.

Front Garden

Laid to lawn with pathway to the storm porch. Outside lighting and driveway to the side provides off road parking and leads to the single garage. Gated access to the rear garden.

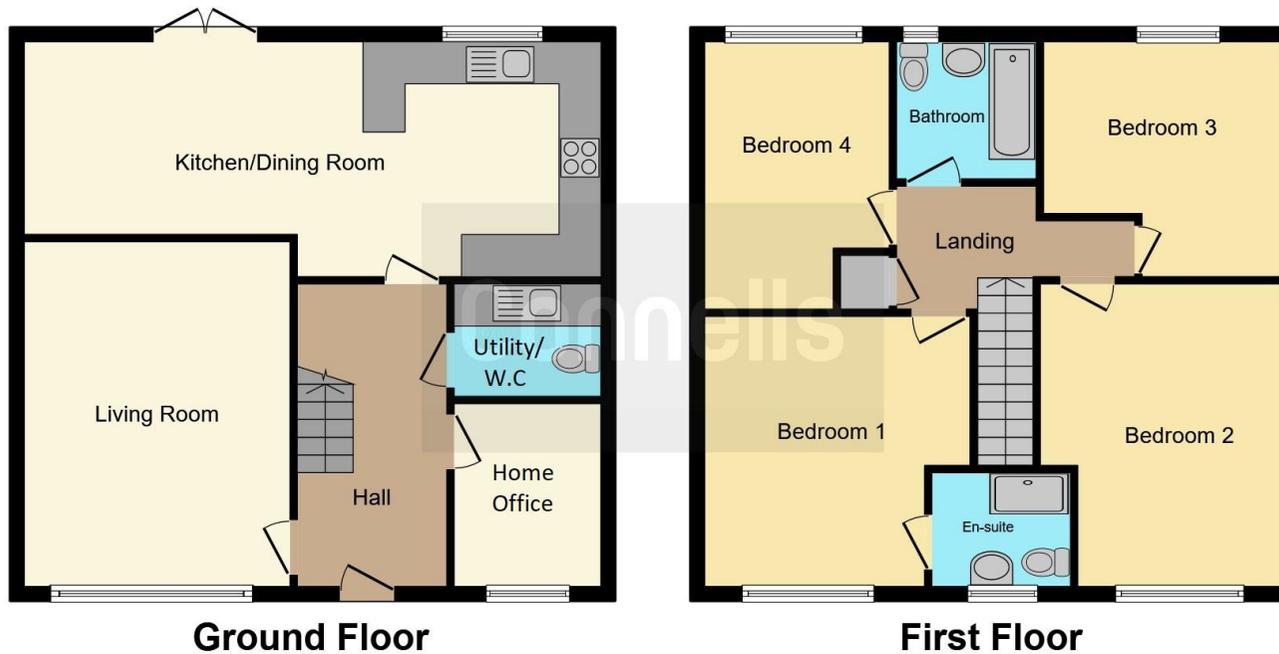
Rear Garden

Mainly laid to lawn with paved patio area, which is ideal for entertaining. Retaining timber fencing, gated access leading to the front of the house and courtesy door to the single garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

Tenure: Freehold

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