

BERRY CLOSE, NORTHAMPTON, NN7

Price £400,000 |



****360 Tour To Follow****

Chelton Brown is excited to bring this five bedroom, detached village property to the market. This fantastic family home boasts a corner plot, ample off road parking, and views over the countryside. This is not a property to be missed!

The property briefly comprises an entrance hall, large lounge, dining room with large sliding patio doors allowing for maximum light, kitchen with plenty of lower and eye level units, downstairs shower room, utility room and lean to.

Upstairs you will find a large dual aspect master bedroom with an en suite shower room, three double bedrooms, one single bedroom and a family bathroom.

Outside the property includes: single garage, cattery shelters, garden with patio/seating area and off road parking for up to seven vehicles.

Sellers note: The cattery business can potentially be purchased with the property please call the office for more information on this matter.

LOCAL AREA INFORMATION

Rothersthorpe is a small village of medieval origin, and has previously won the acclaimed Northamptonshire Small Village Of The Year Award. The village has a church, day nursery and primary school with Campion Secondary School located in the neighbouring

- Five Bedrooms
- Detached
- Corner Plot
- Views Over Conservation Land
- Village Location
- Cattery Business Possibly Included
- Ensuite, Family Bathroom & Downstairs Shower Room
- Large Patio Sliding Doors
- Extended With Further Potential
- EPC awaited

Lounge 21'7" x 11'6"



Shower Room 7'5" x 5'1"



Dining Room 11'6" x 20'0"



Bedroom Two 12'5" x 10'9"



Kitchen 8'8" x 12'1"



Bedroom Three 9'5" x 10'2"



Entrance Hall



Bedroom Four 8'11" x 11'5"



Master Bedroom 11'11" x 10'8"



Lean-to



En-suite 5'0" x 10'8"



Garden



Views From Master Bedroom



Bedroom Five 6'4" x 9'4"




Bathroom 7'11" x 5'1"

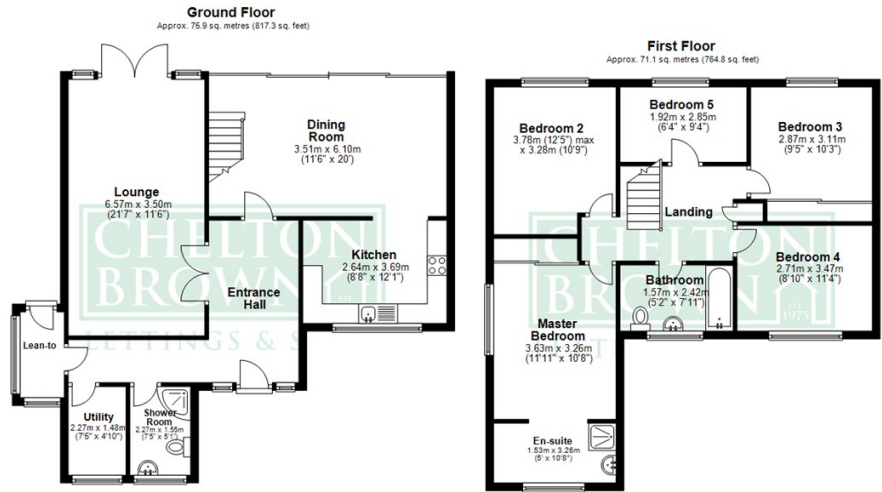


Utility 7'5" x 4'10"

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		55	
(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. 147.0 sq. metres (1582.1 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. Plans produced using Planit.

