



DAMSEFLY ROAD
Pineham Village, NN4 9ES

 **DAVID COSBY**
ESTATE AGENTS



Damselfly Road

Pineham Village, NN4 9ES

Total GIA Floor Area | Approx. 100sqm (1076sqft)



4 Bedrooms



1 Receptions



2 Bathroom

Features

- Semi-detached family home
- Four bedrooms
- En-suite to master bedroom
- Off-road parking
- Remaining new build-warranty
- Enclosed rear garden
- Set off the main thoroughfare
- Within walking distance of local primary school

Description

A four-bedroom semi-detached family home with remaining new build warranty in Pineham Village. The property is of red facing brick construction beneath a pitched and tiled roof. Accommodation includes four bedrooms with en-suite to master, family bathroom, kitchen / dining area, sitting room, and ground floor cloakroom. The property benefits from off-road parking for two vehicles and an enclosed rear garden.



The property is set off the main road with a private shared drive in the popular Pineham Village estate, with local primary school and shop, which itself is situated to the south western outskirts of Northampton.

The Property

Entrance Hall

The good-sized entrance hall is accessed via a composite panel door with upper glazing panes and five bar locking mechanism. There is a recessed grab mat and floors are finished with cut pile carpet. A straight flight of timber stairs leads to the first floor accommodation with chamfered balustrades and turned oak handrail. Walls are neutrally decorated and white four panel doors lead to the sitting room, kitchen / breakfast room and ground floor cloakroom. There is a useful understairs cupboard for storage.

Kitchen / Breakfast Area

Located to the front right-hand side of the property, the kitchen / breakfast area has a large two-unit casement window overlooking the front aspect. Floors are finished with oak effect sheet vinyl and walls are neutrally decorated. There is a range of shaker style off-white base and wall units with oak effect roll top work surfaces and a stainless steel sink and a half with drainer and mixer tap. Space has been provided for a washing machine and there is a four burner gas hob with electric oven below and brushed chrome extractor hood above. There is facility for a built-in dishwasher with preinstalled fused switch. To the front left-hand side of the kitchen is space for a table and chairs.

Sitting Room

The sitting room is a good-sized room to the rear of the property with double glazed French doors and matching side lights with upper top hung opening casements opening onto the patio area. Floors are finished with cut pile carpet and walls are neutrally decorated. There is a large storage cupboard to the front right hand side of the sitting room.

Cloakroom

The cloakroom is fitted with a close coupled WC and ceramic wash hand basin with pedestal and chrome mixer tap featuring a ceramic tile splash back. Floors are fitted with matching oak effect sheet vinyl and walls are neutrality decorated. Mechanical extract ventilation has been installed.



The Property

First Floor Landing

The galleried first floor landing has cut pile carpets and white four panelled doors which lead to the bedrooms and family bathroom. Handrails are of profiled oak and balustrades are chamfered painted elements. Walls are neutrally decorated and there is a hinged ceiling hatch providing access to the roof void which is partially boarded.

Master Bedroom

The master bedroom is located to the rear right hand side of the property and has a two unit window overlooking the rear garden. Floors have cut pile carpets and walls are neutrally decorated. There is a large wardrobe with double swing panel doors, clothes rail, and upper shelf. A four panelled door leads to the ensuite.

Master Bedroom Ensuite

The master bedroom ensuite has a three piece suite comprising shower cubicle with bi-fold glazed screen, close coupled WC and wash hand basin pedestal and chrome mixer tap. Walls have half-height ceramic tiles behind sanitary appliances and are neutrally decorated. Mechanical extract ventilation has been installed and floors are finished with slate effect sheet vinyl.

Bedroom Two

Bedroom two is located to the front right hand side of the property and is a good sized double room with two unit casement window overlooking the front aspect, floors have matching cut pile carpet and walls are neutrally decorated.

Bedroom Three

Bedroom three is located to the rear left hand side of the property with a two unit window overlooking the rear garden, walls are neutrally decorated and floors have matching cut pile carpets.

Bedroom Four

Bedroom four is a single bedroom located to the front left hand side of the property with a two unit window overlooking the front aspect, floors have cut pile carpet and walls are neutrally decorated.

Family Bathroom

The bathroom is fitted with a white three-piece suite comprising bath with shower over, wash hand basin with pedestal, and close-coupled WC. Walls have full height ceramic tiling and floors are finished with slate effect sheet vinyl. Mechanical extract ventilation has been installed.







Grounds

Front Aspect

The property is set slightly back with a slate shingle front garden area with privet hedgerow to the left hand side. A pathway leads to the front entrance door with canopy roof over. There is space for two vehicles to the driveway to the left hand side of the property where there is gated access to the rear garden.

Rear Garden

The rear garden has a good-sized patio area for alfresco dining with the remainder of the garden being laid to lawn with perimeter close board timber fencing. There is a useful large timber shed for storage. An external double power point has been provided to the rear elevation of the property and there is an extendable awning over the patio area.



Location

The property is set off the main road with a private shared drive in the popular Pineham Village estate, with local primary school and shop, which itself is situated to the south western outskirts of Northampton. A larger supermarket and senior schools are located just a short drive away in nearby Mereway. The property is within walking distance of Upton Country Park; a delightful nature reserve boasting 126 hectares which is bisected by the River Nene and includes wide open spaces, footpaths, cycle ways, and a woodland, a perfect space for exercise and recreation or simply returning to nature.

For retail and leisure time, the Sixfields complex accommodating the local town football stadium, cinemas, bowling alley and an array of restaurants is a short drive away with two large supermarkets also within easy reach of the property. Northampton's town centre is also just three miles away. For commuters, Junction 15A of the M1 motorway and the A45 ring road are conveniently close by, and it is less than an hour's train journey from Northampton to London Euston.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, Electricity

Council Tax: Band D **EPC:** Rating B

Agents Note:

A maintenance charge is payable towards the upkeep of the common parts of the Estate.

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

LOCATION PLAN
NOT TO SCALE



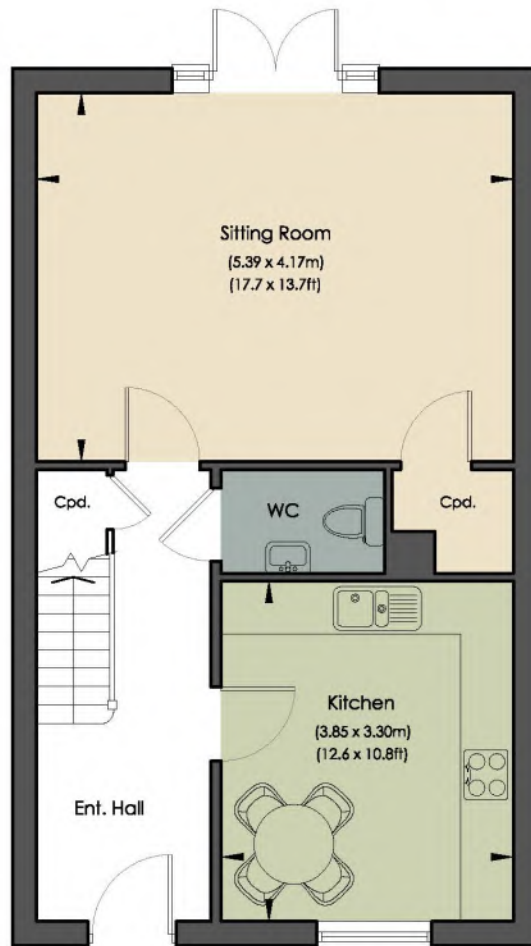
Damsely Road, Pineham, NN4 9ES

Approximate GIA (Gross Internal Floor Area) = 100 sqm (1076 sqft)

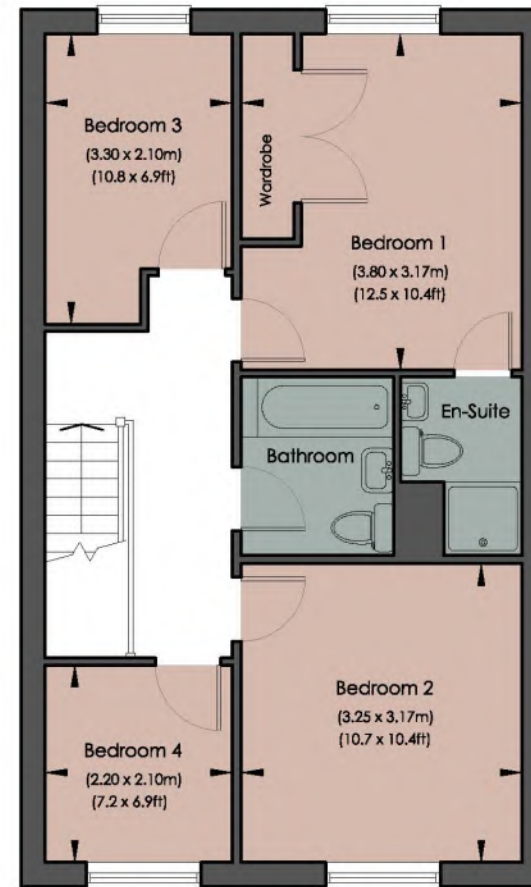


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR - GIA = 50 sqm (538 sqft)



FIRST FLOOR - GIA = 50 sqm (538 sqft)



PINEHAM VILLAGE

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