

DIXON ROAD, NORTHAMPTON, NN2

Offers over £305,000 Fabulous Three bedroom Family Home, immaculate condition



*** IMMACULATE MUST SEE PROPERTY ***

Chelton Brown are delighted to offer this three bedroom superb detached family home, situated in a quiet cul-de-sac. The property boasts of a luxurious 24ft lounge/diner with patio doors offering direct access to the rear garden.

The property also briefly comprises of an entrance hall, lounge/diner, kitchen, cloakroom and an integral garage. To the first floor there are three bedrooms with the master being complemented by a newly fitted ensuite and a family bathroom. There is an enclosed rear garden and a driveway to the front with parking for several vehicles.

This property is immaculate throughout and finished to a high standard. Viewing fully recommended to appreciate what is on offer.

PLEASE NOTE : This property is being sold by the current owners to purchase a new build home with a current completion window of 3 months and completion of contracts will be on notice.

EPC rating : D

- Modern 3 bed Family Home
- Immaculate Throughout
- 24ft Lounge/Diner
- Newly fitted ensuite
- Low maintenance Garden
- Desirable area
- Quiet Cul-Du-Sac
- Double Glazed
- Garage & Off road parking
- Must see property

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Garage
Door to: Garden

Hall



Stairs, door to:

WC



Window to front. WC and wash basin.

Lounge/Diner 24'4" x 10'9"



An incredible 24ft Lounge/Diner boasts space. Feature fireplace, impeccable décor with patio doors offering direct access to the garden. Large bay window to the front aspect, a light and airy fabulous family room

Kitchen 10'7" x 7'6"



Fitted with a range of wall and base units, sink with tap over, oven, hob and extractor. Breakfast bar. Window to rear aspect. Door leading to Garage

Bedroom 3 7'9" x 5'8"



Spacious single bedroom, Window to rear.

Master Bedroom 10'9" x 9'8"



Fitted modern wardrobes giving ample storage , Window to rear, door leading to En-suite

En-suite



Newly fitted En-suite which comprises of a large shower enclosure, vanity basin with storage under, WC and a chrome towel rail

Bedroom 2 10'6" x 9'8"



Commodious second double bedroom, Box window to front

Bathroom



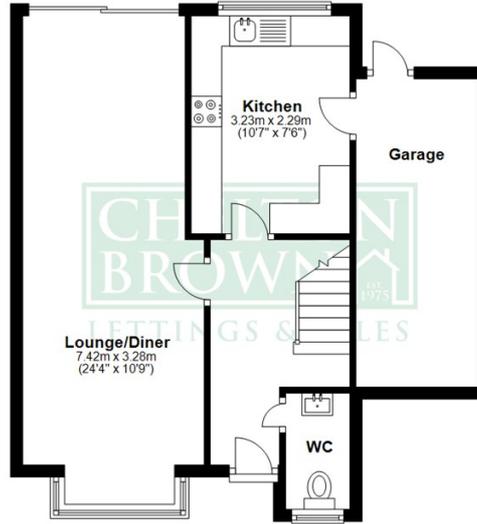
Bathroom comprises of a bath with Traditional Victorian Antique Style Bath Shower Mixer Taps, Cross Handles, Telephone Cradle, Pedestal sink and close coupled WC, Window to front

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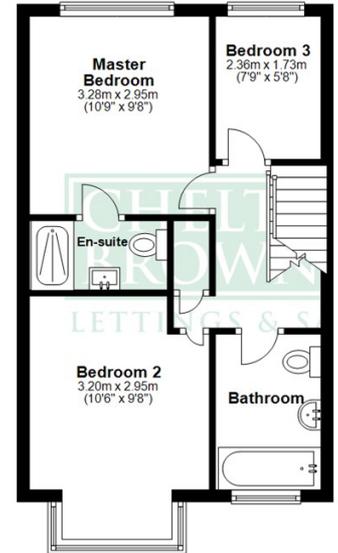
Price £305,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 48.7 sq. metres (524.5 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 86.8 sq. metres (934.2 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.

