

## Vienne Close, Northampton, NN5

Price £360,000 |

Four Bedroom Detached family home  
situated within a quiet cul-de-sac in Duston



Chelton Brown are delighted to offer this beautifully presented Four bedroom Detached family home. The property is secluded within a cul-de-sac along a private driveway.

The property briefly comprises of entrance hall, lounge, conservatory, separate dining room, fitted kitchen, utility, three double bedrooms, the master bedroom includes an en-suite shower room, further single bedroom and a family bathroom. Additional features include gas central heating, enclosed rear garden, off road parking.

Viewing highly recommended to appreciate what is on offer.

EPC rating:D

- Four Bedroom Detached House
- Two reception rooms
- Single garage & Ample parking
- En-Suite to master
- Fitted Kitchen & utility
- Cul-de-sac location
- Two Double bedrooms
- Conservatory
- Rural views



### Entrance Hall

Double glazed entrance door with side panel. Wood laminate flooring, Staircase rising to first floor landing with storage cupboard below. Doors to cloakroom, lounge, dining room and kitchen

### Lounge 15'7" x 13'11"



Window to front, Wood laminate flooring, feature fireplace, sliding door to conservatory

### Conservatory



sliding door to rear aspect leading to rear garden.

### Dining Room 9'1" x 11'4"



Window to front, wood laminate flooring

### WC



Fitted two piece suite comprising of low level WC and wash hand basin. Tiled Floor, window to side aspect

### Kitchen 12'2" x 8'10"



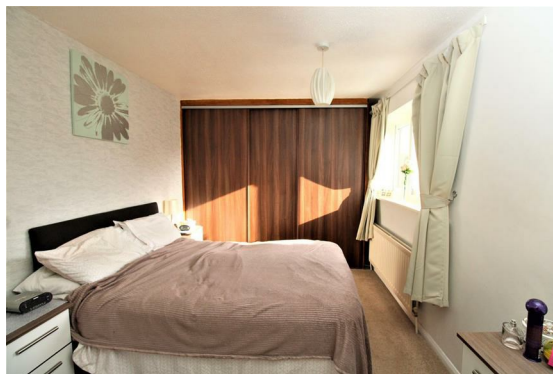
Window to rear aspect, Fitted range of wall mounted and base units with roll top work surfaces. Sink and drainer with mixer tap. Space for a range style cooker with extractor hood. Space for further white goods. Door leading to utility.

### Utility Room 8'2" x 8'6"



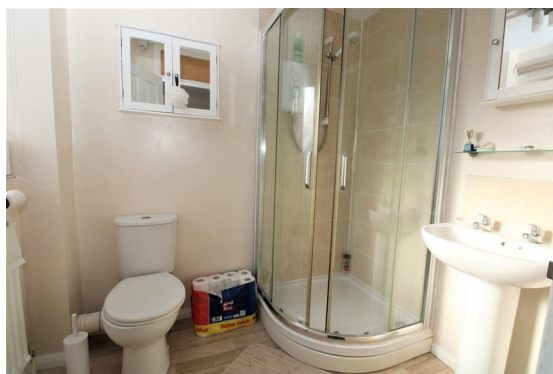
Fitted range of wall mounted and base units with roll top work surface. Space for white goods, door to rear aspect leading to rear garden.

### Bedroom 1 8'10" x 14'1"



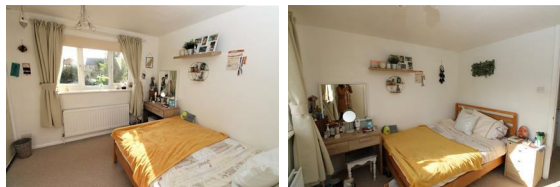
Window to rear, built in wardrobes. Door leading to ensuite

### En-suite 7'11" x 4'11"



Window to rear. Fitted three piece suite comprising low level WC, pedestal basin and shower cubicle.

Bedroom 2 10'1" x 9'5"



Window to rear aspect, built in wardrobe with sliding doors.

Bedroom 3 6'6" x 11'2"



Window to front aspect

Bedroom 4 6'6" x 11'1"



Window to front aspect

Landing



Gallery style landing. Built in airing cupboard.

Bathroom 6'6" x 6'4"



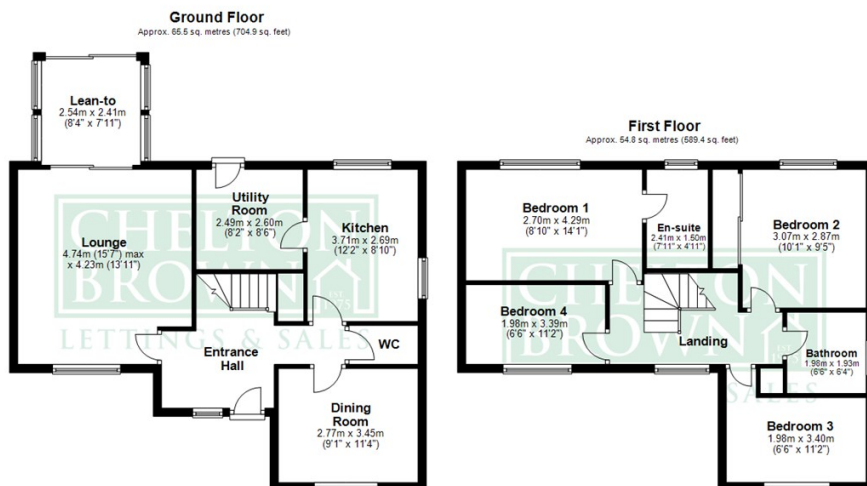
Obscure Window to side. Fitted three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	76
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 120.2 sq. metres (1294.3 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 PlanUp.

