

Whites

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Cony Walk, Northampton Northamptonshire NN4 5DJ



£279,995

A well presented four bedroom home built in 2003 in Grange park that is conveniently located within easy reach of the M1 and A45. There is also an array of local amenities in supermarkets and schools. The accommodation is situated over three floors and on the ground floor there is an entrance hall with downstairs cloakroom, kitchen with oven and hob and Living room with double doors that leads to the rear garden. To the first floor are two bedrooms and a shower room. On the second floor are two further bedrooms, one benefiting from a walk in wardrobe, and family bathroom with shower over the bath. There is a garden to the rear with paving and grass and to the front of the house is a parking space and a single garage on a separate title. Further benefits include gas central heating and double glazed windows bringing together a modern family home. No upward chain.

Communal driveway

leading to the front door and single garage.

Enter via

UPVC front door into:

Entrance Hall

Cloakroom

With w.c and washbasin.



Kitchen

10'4 x 9'9 (3.15m x 2.97m)

A range of stylish and modern wall and floor units providing plenty of storage and working area.



Lounge/Dining room

14'3 x 9'9 (4.34m x 2.97m)

Overlooking and with access to the garden .This attractive room has a bay window which enhances its appeal.

First floor landing



Bedroom Three
14'3 x 9'9 (4.34m x 2.97m)



Bedroom Four
9'4 x 8'10 (2.84m x 2.69m)



Shower room

Modern white suite with low level w.c ,pedestal washbasin and shower.

Second floor landing



Bedroom One

14'3 x 9'9 (4.34m x 2.97m)

A generous sized room with two windows providing plenty of light



Bedroom Two

14'3 x 9'9 (4.34m x 2.97m)

Overlooking the rear garden with a large built in wardrobe



Bathroom

Three piece suite with bath ,pedestal basin and low level w.c .



Rear Garden

Patio and lawned area , enclosed with timber fencing.

Garage

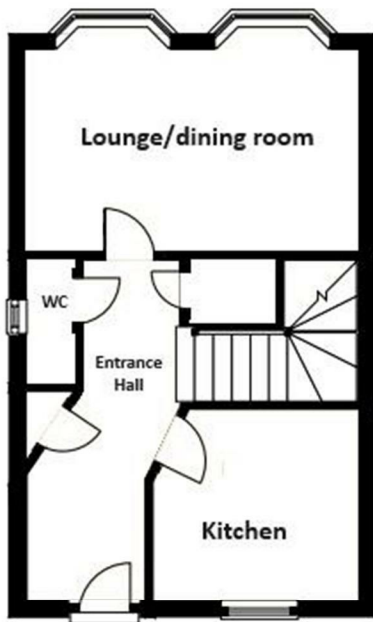
Single garage with an up and over door. separate Leasehold title with a term of 999 years from 1st January 2003



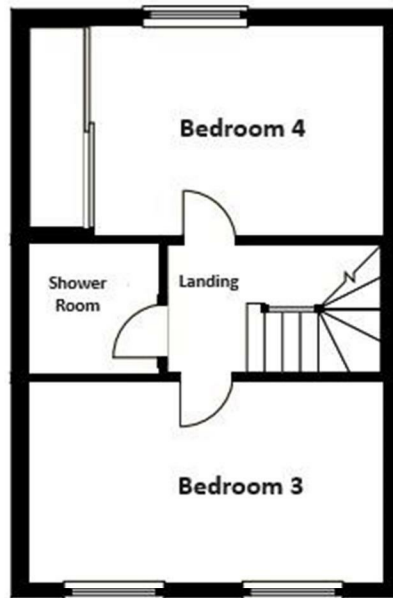
9 Cony Walk

Not to scale and for illustrative purposes only

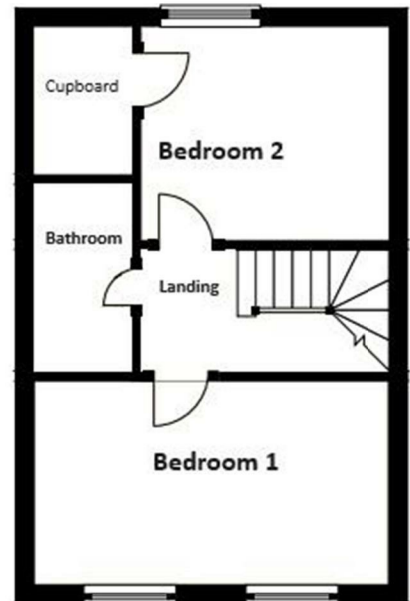
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	