

# Whites

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## 29 West Cotton Close Southbridge NN4 8BX



**PRICE: £169,950 Freehold**

A stunning, recently constructed town house, located in the Neneside location of Southbridge; a close walk into Northampton town centre, and with easy access to major road and rail networks. The accommodation, which is situated over three floors, comprises 22' lounge/dining room, kitchen with appliances to include dishwasher, oven and hob. There is also a utility room, shower room and the fourth bedroom which are situated on the ground floor. There are three well proportioned bedrooms and a family bathroom on the second floor. The rear garden has been landscaped and provides an ideal sanctuary. The property also benefits gas radiator heating, double glazing, single garage and driveway to the front of the property.

All statements written in these particulars as to this property are made without responsibility on the part of Whites and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact. Measurements are for guidance only and equipment described has not been tested.

## ACCOMMODATION DETAILS.

### GROUND FLOOR

**ENTER VIA:** uPVC door with obscured glazed glass inserts, into:

**HALLWAY:** Laminated flooring, under-stairs storage and door to garage.

**UTILITY ROOM:** 8'2 x 5'11 (2.5mx1.8m). A range of base and eye level units, plumbing for a washing machine, single panel radiator, double glazed window to rear aspect.

**BEDROOM 4:** 11'10 x 8'2 (3.6mx2.5m). Double glazed window to rear aspect, single panel radiator.

**SHOWER ROOM:** Three piece suite comprising low level WC, pedestal mounted wash hand basin, shower cubicle with power shower.



### FIRST FLOOR

**LOUNGE/**

**DINING ROOM:** 22'8 x 11'2 (6.9mx3.4m). Two double glazed windows one to front aspect and one to rear, coal effect fireplace with marble effect surround and hearth, laminate flooring, two double panel radiators.



**KITCHEN:**

10'6 x 8'10 (3.2mx2.7m). A range of base and eye level white gloss units with brush steel handles, single stainless steel sink with matching drainer and mixer tap over set into roll top worksurfaces, tiled flooring, double glazed window to rear aspect, integrated gas hob and oven, integrated dishwasher, space for a fridge/freezer, tiled to water sensitive areas.



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## **SECOND FLOOR**

**LANDING:** Generous cupboard housing hot water tank, loft hatch to spacious loft space and doors to:

**BEDROOM 1:** **11'2 x 8'2** (3.4mx2.5m). Double glazed window to rear aspect, built in triple wardrobe, single panel radiator.



**BEDROOM 2:** **9'10 x 8'2** (3.0mx2.5m). Double glazed window to front aspect, single panel radiator.

**BEDROOM 3:** **8'6 x 8'2** (2.6mx2.5m). Double glazed window to rear aspect, single panel radiator.

**BATHROOM:** Three piece white suite comprising low level WC, pedestal mounted wash hand basin, panelled bath with power shower over, tiled to water sensitive areas.



## **OUTSIDE**

**FRONT GARDEN:** Path leading to front door and gate to rear garden, grass area, drive way leading to:

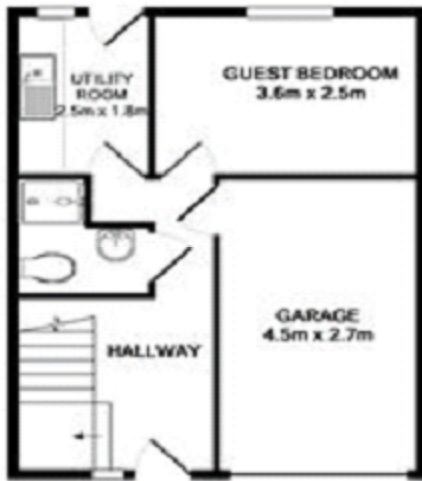
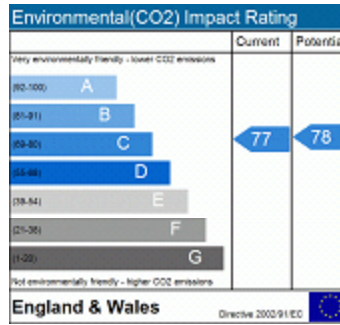
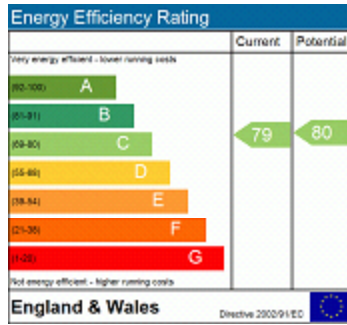
**GARAGE:** **14'9 x 8'10** (4.5mx2.7m). Single garage with up and over door, power, lighting and security alarm system.

**REAR GARDEN:** Mainly laid to lawn with two patio areas enclosed by fencing.

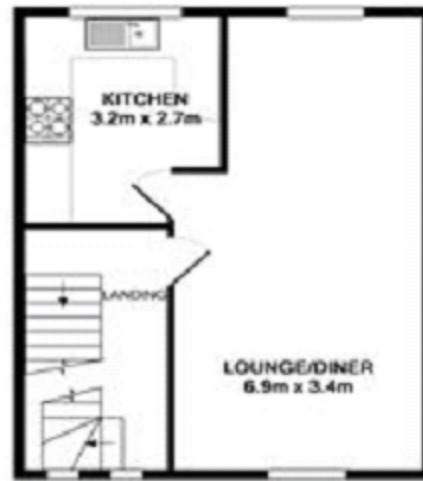


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**VIEWING ARRANGEMENTS:** By appointment with Whites Estate Agents.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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