



## 33 Colonial Drive, Collingtree Park, Northampton, NN4 0BL

**£460,000**

Freehold

A stunning four bedroom detached family house situated in this popular location of Collingtree Park. The accommodation comprises: Entrance hall, lounge, kitchen/dining room, conservatory, study, cloakroom, master bedroom with en suite, three further bedrooms, bathroom, rear garden, off road parking and double detached garage.

**Northampton**

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### Reception Hall

Spacious hallway, stairs rising to first floor landing, radiator.

### LOUNGE

Double glazed window to the front elevation, radiator, double doors to dining area and TV point

### Open Plan Kitchen/Dining Room

Door to side elevation giving access to the side elevation, double glazed window to rear elevation. Fitted in a range of base and wall mounted units with work surface over and inset Belfast sink with mixer tap over. Integrated appliances to include Double oven, induction hob with gas Wok burner and extractor hood over and dishwasher. Space for washing machine and American fridge/freezer, radiator and opening to.

### Conservatory

Upvc double glazed French Doors to side elevation, single double glazed door to rear elevation giving access to the rear garden.

### Study

Double glazed window to front elevation, radiator.

### Cloakroom

Double glazed window to side elevation, fitted in a two piece suite to comprise low level wc and wash hand basin, radiator.

### First Floor Landing

Double glazed arch window to side elevation, doors to all rooms, access to loft space and airing cupboard.

### Master Bedroom

Double glazed window to rear elevation, radiator and door to.

### En-suite

Obscure double glazed window to rear elevation, fitted in a three piece suite to comprise low level wc, wash hand basin and shower cubicle, radiator.

### Bedroom Two

Two double glazed windows to front elevation, radiator.

### Bedroom Three

Double glazed window to front elevation, radiator.



### Bedroom Four

Double glazed window to front elevation, radiator.

### Bathroom

Obscure double glazed window to rear elevation, fitted in a four piece suite to comprise low level wc, wash hand basin, bath and shower cubicle, radiator.

### Rear Garden and Double Glazed Garden Room

A delightful landscaped rear garden with mature raised borders, at the rear there is a private paved patio area and steps leading to a under cover decking area leading to the double glazed garden room with power light connected. Water feature and a selection of fruit tree's

The front garden has been landscaped for low maintenance, rand new decking area.

### Double Garage and Driveway

The property is accessed off a shared gated drive and leading to block paved driveway providing off road parking for two vehicles. Detached double garage with up and over doors, power and light connect.





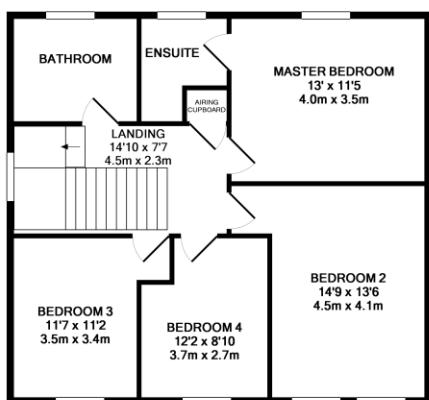
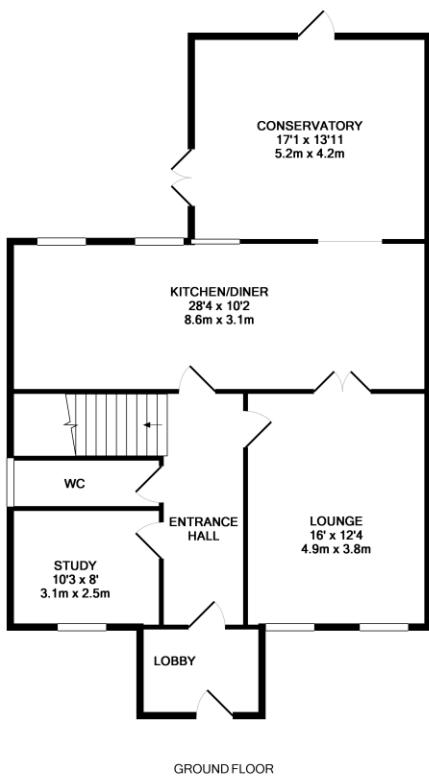
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**Local Authority**

**Northampton Borough Council**



1ST 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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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.



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