



43 Augusta Avenue, Collingtree Park, Northampton, NN4 0XP

£1,150,000

Freehold

A stunning five double bedroom detached family house on 1/3 acre with views over the 7th green of Collingtree Park Golf Course. The accommodation comprises: Entrance hall, lounge, drawing room, kitchen/breakfast room, dining room, study, utility room, walk in pantry, master bedroom with en suite, guest bedroom with en suite, three further bedrooms, bathroom, off road parking, double garage, front garden and south facing rear garden. Collingtree Park has good access to the M1, Northampton and Milton Keynes.

Northampton

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ENTRANCE HALL

Stairs rising to first floor landing, radiator, storage cupboard.

LOUNGE

Double glazed bay window to rear elevation, double doors to conservatory, remote control gas fire, two radiators, TV point

KITCHEN/BREAKFAST ROOM

Double glazed french doors to rear elevation giving access to the rear garden, double glazed windows to rear elevation. Fitted in a range of base units with work surface over and inset sink with drainer and mixer tap and separate instant hot water tap. Integrated appliances to include fridge/freezer, dishwasher, double oven and induction hob with extractor over and wine fridge. Breakfast bar, tiled flooring, radiator and TV point

UTILITY ROOM

Door to side elevation giving access to the rear garden, fitted in a range of base and wall mounted units with work surface over and inset stainless steel sink with drainer and mixer tap over. Space for washing machine and tumble dryer, radiator and door to.

PANTRY

Double glazed window to side elevation, radiator.

DRAWING ROOM

Double glazed French Doors to side elevation giving access to the rear garden, double glazed French Doors giving access to the conservatory, double glazed windows to front elevation. Feature fireplace with inset gas fire, two radiators and TV point

DINING ROOM

Double glazed window to front elevation, radiator.

STUDY

Double glazed window to front elevation, radiator, TV and BT points.

CONSERVATORY

Double glazed French Doors to rear elevation giving access to the rear garden, radiator.

CLAOKROOM

Obscure 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 window to side elevation, airing cupboard, radiator.

MASTER BEDROOM

Double glazed French Doors to side elevation giving access to the balcony, fitted dressing table and wardrobes, two radiators, TV and BT point, door to.

EN SUITE

Obscure double glazed window to front elevation, fitted in a three piece suite to comprise low level wc, wash hand basin and walk in shower, heated towel rail.

GUEST BEDROOM

Double glazed French Doors to rear elevation giving access to the Juliette Balcony, double glazed window to side elevation, fitted wardrobes, radiator, TV point 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, heated towel rail.

BEDROOM THREE

Double glazed windows to front elevation, fitted wardrobes, two radiators, TV point

BEDROOM FOUR

Double glazed window to rear elevation, fitted wardrobe, radiator.

BEDROOM FIVE

Double glazed window to front elevation, fitted wardrobe, radiator.

FAMILY BATHROOM

Obscure double glazed window to front elevation. Fitted in a four piece suite to comprise low level wc, wash hand basin, bath and double shower cubicle, heated towel rail.

FRONT GARDEN

Mainly laid to lawn with mature shrub borders.

REAR GARDEN

The large rear garden is mainly laid to lawn with mature shrub borders. There are patio areas to the rear of the house accessed through the



Kitchen/Breakfast room, conservatory and Drawing Room.

DOUBLE GARAGE

Off road parking set behind electric gates. The double garage has a remote control up and over door.





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Local Authority

Northampton Borough Council

