

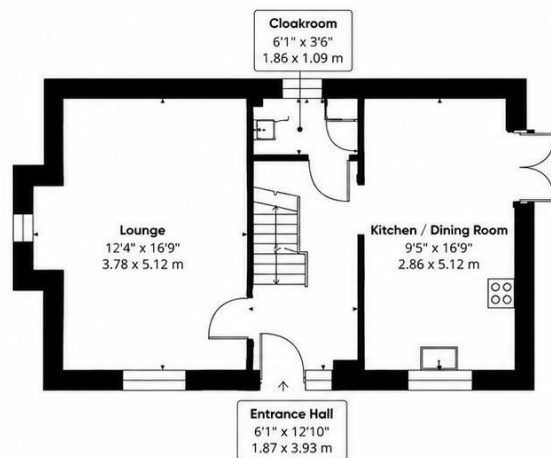


1 BALMORAL CLOSE NORTHAMPTON, NN5 4WA

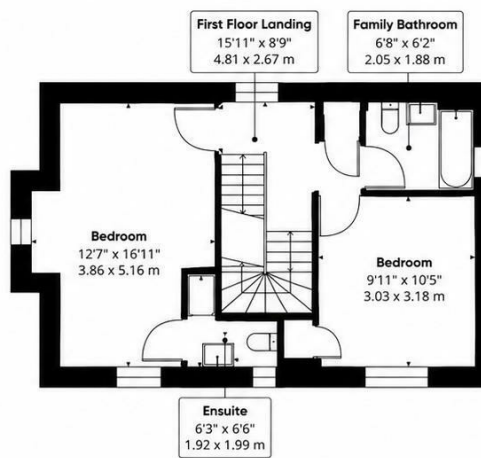
£400,000
FREEHOLD

Stonhills are pleased to present this well-presented four double bedroom detached family home, situated on the popular Marina Gardens development in Duston. Arranged over three floors, the accommodation comprises an entrance hall, WC, dual-aspect lounge and kitchen/dining room with integrated appliances and French doors onto the garden. The first floor offers bedroom one with en-suite, a further double bedroom and family bathroom, with two additional double bedrooms and a study area on the second floor. Outside is an enclosed landscaped rear garden, driveway, carport and garage. Ideally located for local schools, shops and amenities, with excellent access to Sixfields, Northampton town centre, the railway station and M1 motorway. Viewing is highly recommended.

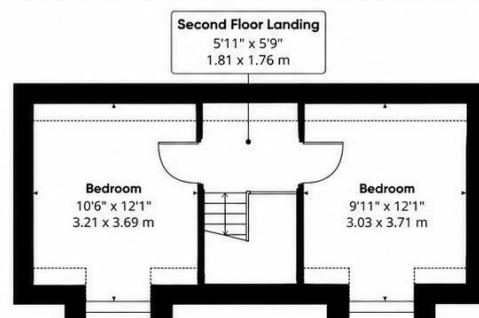
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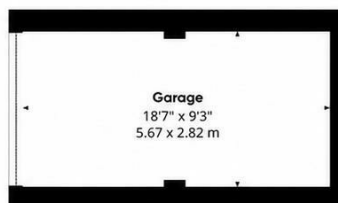
Ground Floor



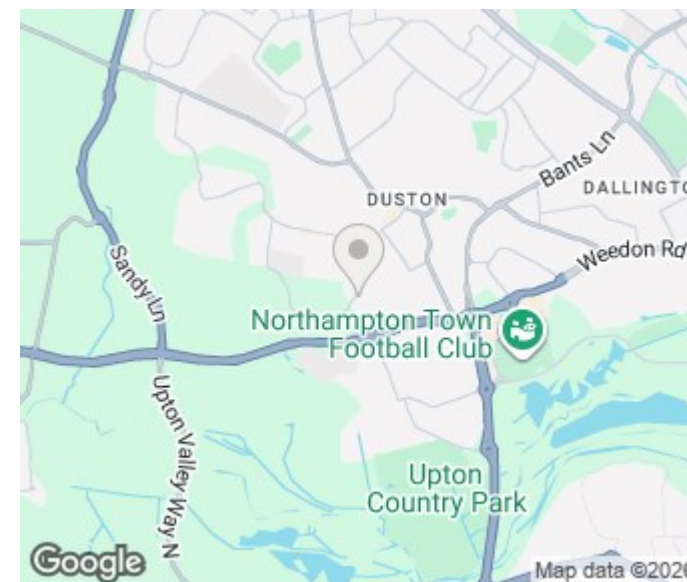
Floor 1



Floor 2



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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