



## Black Cat Drive Northampton, NN5 4EA

**£375,000**

Welcome to this impressive larger-than-average townhouse located on Black Cat Drive in Northampton. This recently refurbished property boasts four/Five spacious bedrooms, making it an ideal family home or a perfect investment opportunity. The house features a well-appointed reception room that provides a warm and inviting space for relaxation and entertaining.

One of the standout features of this property is the Home Office/Gym/additional living space or large garden room situated over the garage, offering a versatile area that can be used for various purposes, whether it be a playroom, home office, or additional living space. The fitted kitchen is designed for practicality and style, ensuring that meal preparation is a delight.

The property benefits from gas to radiator heating, ensuring a comfortable environment throughout the year. With two modern bathrooms, there is ample space for family members and guests alike, enhancing the convenience of daily living. The property also has a garage with additional parking.

Notably, this townhouse is offered with no upper chain, allowing for a smooth and efficient purchase process. We highly recommend viewing this property to fully appreciate its size, quality, and potential. This home is perfect for those seeking a blend of modern living in a desirable location. Don't miss the opportunity to make this wonderful townhouse your own.

## Entrance

### Entrance Hall

### WC

### Lounge

16'8" x 11'4" (5.09m x 3.47m)

### Dining Room

11'7" x 7'6" (3.55m x 2.31m)



### Kitchen

11'7" x 5'7" (3.55m x 1.71m)



### Main Bedroom

17'2" x 9'4" (5.24m x 2.86m)



## Ensuite



### Bedroom 2

19'5" x 10'11" (5.93m x 3.34m)



### Bedroom 3

19'5" x 8'0" (5.94m x 2.44m)



### Bedroom 4

10'2" x 9'7" (3.10m x 2.94m)



## Bedroom 5

8'8" x 5'5" (2.65m x 1.67m)



## Bathroom



## Garden

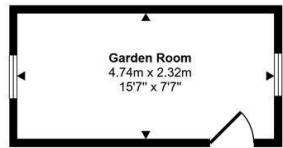
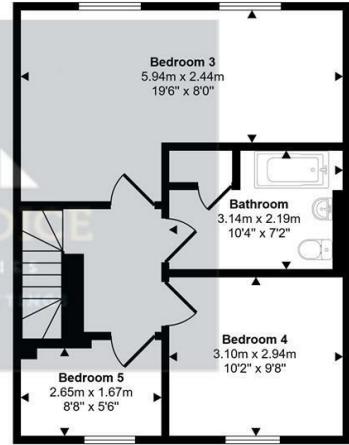
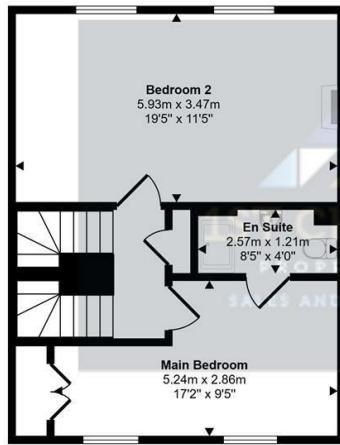
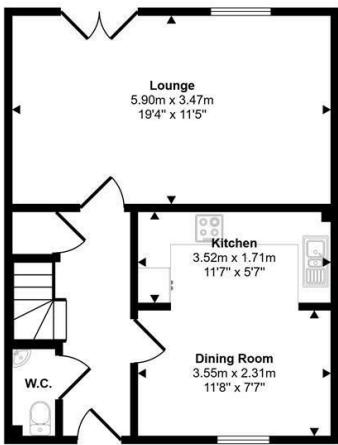


## Garage

### Garden Room

15'6" x 7'7" (4.74m x 2.32m)

Approx Gross Internal Area  
150 sq m / 1617 sq ft



Approx 11 sq m / 118 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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