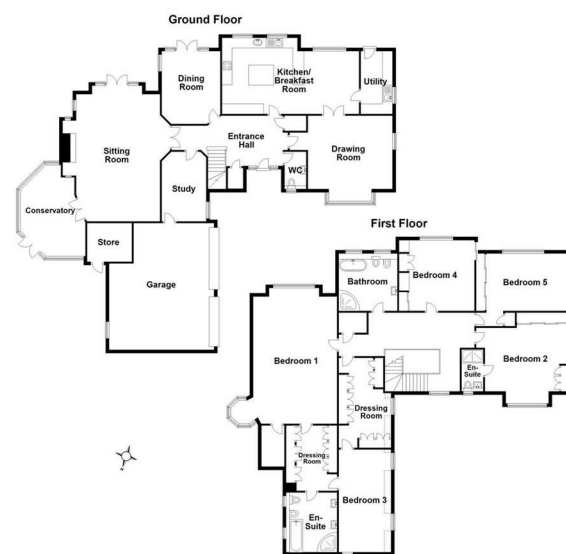


10 Shoal Creek, Collingtree Park, Northampton, NN4 0YT

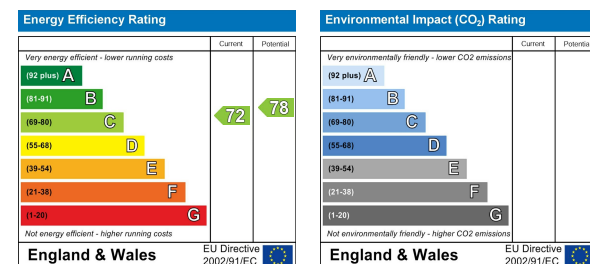


Not to scale. For illustrative purposes only

Asking Price £1,450,000 Freehold

A fabulous five bedroomed detached family home situated on the edge of Collingtree Golf Course boasting an array of wonderful features. The property sits on a delightful plot with 180 degree views over lakes adjacent to the house and the 18th hole. This property has been extensively refurbished presenting an extremely high end interior and the quality makes this property one of the finest houses in Collingtree Park. The accommodation extends to approximately 4,300 square feet with five reception rooms including lounge, study, dining room, cinema, utility room and a wonderful open plan kitchen/breakfast room. To the first floor there are five bedrooms with his and her dressing rooms and ensuite to the master bedroom guest suite and a family bathroom. The bedrooms have been fitted with high grade wardrobes incorporating illuminated pull out drawers for jewellery and watches as well as integrated fridge. Outside the property benefits from electric gates with off road parking for multiple vehicles and access to a triple garage. The gardens benefit from the most wonderful views over the lake and the 18th hole on a suspended composite terrace giving a fantastic outlook. The property is offered to market with no upper chain.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

23'02 x 10'08

Entered via a part glazed composite front door there is a wonderful oak and glass balustrade staircase leading to the first floor with Karndean flooring throughout, various spotlights, under stairs storage, doors leading to integrated cupboards and further doors to:-

LOUNGE

26'02 x 19'05

Continued wood Karndean flooring with carpet to the centre there is a feature gas fireplace with windows to the rear elevation and doors leading to the rear garden. This room benefits from integrated CCTV, telephone and TV points and a speaker system. There are double doors leading to:-

CONSERVATORY

18'01 x 13'01

Benefiting from a 180 degree view of the rear garden there are floor to ceiling windows with patio doors leading to the rear garden, continued Karndean floor and spotlights above.

STUDY/LOBBY

13'08 x 8'07

Continued Karndean flooring there is a door leading through to the garage and a further door leading to the front elevation.

CINEMA ROOM

16'07 x 16'11

A bay window to the front elevation, bespoke fitted blinds with radiator below, the flooring is mixed Karndean and carpet with integrated TV speakers and CCTV. A window to the side elevation and glazed oak doors leading through to the kitchen.

KITCHEN/BREAKFAST ROOM

26'08 x 14'11

A spectacular high end kitchen fitted with various panel, under worktop and ceiling lighting there are windows to overlooking the rear garden with bespoke shutters fitted, continued Karndean flooring and an array of wall and floor mounted cabinets. The worktop is a single piece Corian with sunken sink with chrome tap over, a Zip HydroTap providing chilled and boiling water and appliances to

include induction hob with Faber extractor above, Miele double microwave oven with integrate Siemens fridge and freezer, Miele dishwasher, deep dish drawers with integrated waste disposal. The kitchen area opens up to the breakfast room with TV point connected, breakfast bar fitted and a door leading through to:-

UTILITY ROOM

12'04 x 6'05

A continued theme with Karndean flooring and Corian worktops with integrated stainless steel sink and chrome tap over. There are various floor and wall mounted units with underlighting, space for washing machine, tumble dryer and wine cooler with a door leading to the rear elevation.

DINING ROOM

14'03 x 11'07

Windows and floor to ceiling glazed patio doors leading to the rear garden, Karndean wood flooring, spotlights fitted and wiring for a sound system.

WC

6'04 x 4'07

Suite comprising of WC, wash hand basin and window to the front elevation.

FIRST FLOOR

LANDING

21'02 x 14'11

A spectacular galleried landing with glass balustrade overlooking the chandelier, further spotlights, windows to the front elevation and a mix of Karndean and carpet fitted. Doors leading through to:-

MASTER BEDROOM SUITE

BEDROOM ONE

26'03 x 16'05

This fabulous mater suite has a window to the side elevation with turret overlooking the rear garden and benefiting from views over the lake and golf course. There are numerous integrated low level integrated cabinets with TV and telephone points connected, wiring for a speaker system, spotlights, storage to the eaves and a mix of Karndean and carpet fitted. A door leads to:-

STORE ROOM

8'0 x 4'06

Carpet fitted, his and her dressing rooms:-

DRESSING ROOM ONE

12'11 x 9'07

With floor to ceiling wardrobes and pull out drawers with a door leading to:-

ENSUITE

11'07 x 8'06

Suite comprising corner shower cubicle, bath, WC, bidet, his and hers sinks with integrated vanity units below, tiled walls, Karndean flooring, heated towel rail and window to the rear elevation.

DRESSING ROOM TWO

17'09 x 10'5

With various floor to ceiling wardrobes with pull out drawers, dormer window to the front elevation with continued mixed Karndean and carpet fitted, spotlights fitted and a door that leads back through to the landing. A further door leads to:-

BEDROOM THREE

19'11 x 10'04

With two dormer windows to the front elevation and carpet fitted.

BEDROOM TWO

16'10 x 15'03

A bay window to the front elevation and window to the side, space for a king size bed with integrated wardrobes fitted including glass pull out drawers with motion censored lighting, a low level storage unit with integrated fridge and a door leading through to:-

ENSUITE

7'05 x 4'05

Suite comprising corner shower cubicle, WC, wash hand basin with fully tiled walls and floor, heated towel rail and a window to the front elevation.

BEDROOM FOUR

18'05 x 10'08

A fabulous bedroom space with integrated wardrobes with pull out glass drawers, various low level storage including an integrated fridge, four casement window to the rear elevation and a two casement window to the side elevation. Space for a king size bed with a feature wall.

BEDROOM FIVE

14'03 x 14'05

With a four casement window to the rear elevation with integrated wardrobes with a similar specification to the other bedrooms and space for a king size bed.

FAMILY BATHROOM

11'07 x 10'07

Suite comprising shower cubicle, bath, WC, bidet, wash hand basin, floor to ceiling mirrors, two, two casement windows to the rear elevation and spotlights fitted. Karndean flooring throughout.

OUTSIDE

REAR GARDEN

The fabulous rear garden is mainly laid to lawn with views over the 18th hole of the Collingtree Golf Course. There is a suspended composite decked area overlooking the lakes with various outdoor lighting and access to integrated stores with gated access to the front.

FRONT

With off road parking for multiple vehicles accessed via an electric gate and vehicular access to a triple garage.

SERVICES

Mains drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band H

LOCAL AMENITIES

Within nearby East Hunsbury there is a Mini Market, hairdressers, florists, Newsagents and Dry Cleaners and the Tesco Superstore and Danes Camp Leisure Centre are situated adjacent to the Mereway junction with Towcester Road. The M1 Motorway junction 15 is approximately one mile distant and the Collingtree Park Golf Course and the Virgin Active Leisure Complex and Restaurant are nearby.

HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 proceeding towards the A45. At the roundabout take the fourth exit onto the A45 travelling south towards Wootton. Take the second exit signposted to Wootton and Hunsbury and at the traffic lights proceed straight over. At the roundabout take the third exit signposted towards Hunsbury. At the first mini roundabout turn first left and at the next mini roundabout take the first left again signposted to Collingtree Golf Course. Upon entering Windingbrook Lane go past the Virgin Gym and take the first left onto Shoal Creek where the property can be found directly in front.

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For further information on viewing call 01604 230222