



## 17 SHOAL CREEK NORTHAMPTON, NN4 0YT

**£1,500,000  
FREEHOLD**

Stonhills are pleased to offer this stunning six bedroom detached home, occupying a prime position on Shoal Creek, Collingtree Park Golf Course. Extending to over 4,000 sq ft, the accommodation includes a kitchen/breakfast/family room with bi-fold doors overlooking the rear garden and heated swimming pool, a dining area leading into a large family room, and six double bedrooms including a main suite with dressing area and en-suite. Outside offers a rear garden with a large patio area, heated swimming pool, and outdoor bar/BBQ area, along with off road parking leading to a detached double garage. No onward chain. Excellent access to local amenities and the M1.



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 Make Shapely 3D.



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

Northampton Office Sales  
39 St Giles Street  
Northampton  
Northamptonshire  
NN1 1JF

01604 624424  
lewis@stonhills.co.uk  
<https://www.stonhills.co.uk/>

  
**stonhills**  
LAND & ESTATE AGENTS