

**22 Tall Trees Close
West Hunsbury
NORTHAMPTON
NN4 9XZ**

£520,000



- **SPACIOUS DETACHED HOUSE**
- **TWO EN-SUITES**
- **LARGE GARDEN BACKING ONTO WOODLAND**
- **SOUGHT AFTER LOCATION**
- **FOUR BEDROOMS**
- **STUDY**
- **DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



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A spacious four bedroom detached property benefitting from two en-suites, situated on a generous private plot backing onto woodland in this sought after location. With accommodation comprising in brief; entrance hall, open plan lounge/diner, kitchen, study, and downstairs wc to the ground floor. To the first floor are four bedrooms, two with en-suite shower rooms, a walk-in dressing room to the main bedroom, and a family bathroom. Externally there are gardens to the front and rear, a driveway offering off road parking, and an integrated double garage with high ceilings. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Hall

Enter via UPVC door, stairs rising to first floor, under stairs storage cupboard, wooden flooring, radiator.

Downstairs WC

Obscure UPVC window to front aspect, low level wc, wall mounted sink unit ceramic tiled flooring, radiator.

Study

10'5" x 8'9" (3.20 x 2.69)

UPVC window to front aspect, built in desk and storage unit, radiator.

Lounge Area

16'9" x 10'7" (5.13 x 3.23)

Two UPVC windows to rear and side aspects, wooden flooring, radiator.

Dining Area

10'0" x 8'9" (3.07 x 2.69)

UPVC French doors leading to rear, wooden flooring, radiator.

Kitchen

16'4" x 10'2" (4.98 x 3.10)

Two UPVC windows to rear aspect, UPVC door to side aspect, a range of wall and base units with roll top work surfaces, electric hob, eye level oven, space for various appliances, brushed steel one and a half sink and drainer, ceramic tiled flooring, complementary tiling, radiator.

First Floor

Landing

UPVC window to side aspect, loft access, radiator.

Bedroom One

16'2" x 10'2" (4.93 x 3.12)

UPVC window to rear aspect, radiator.

Walk-In Dressing Room

6'10" x 5'8" (2.10 x 1.73)

Various hanging storages and shelving, door to eaves storage.

En-Suite

9'8" x 9'2" (2.96 x 2.80)

Velux window, tiled double shower cubicle with multiple shower heads, inset sink with storage under, low level wc, tiled flooring, chrome heated towel rail.

Bedroom Two

13'3" x 10'7" (4.04 x 3.25)

UPVC window to rear aspect, radiator.

En-Suite

6'6" x 3'3" (1.99 x 1.01)

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, sink unit with storage under, tiled flooring, chrome heated towel rail.

Bedroom Three

10'6" x 8'10" (3.21 x 2.70)

UPVC window to front aspect, wooden laminate flooring, radiator.

Bedroom Four

9'8" x 6'7" (2.95 x 2.01)

UPVC window to rear aspect, wooden laminate flooring, radiator.

Bathroom

11'0" inc. cupboard x 5'10" (3.37 inc. cupboard x 1.80)

Obscure UPVC window to front aspect, bath unit, sink unit with storage under, low level wc, cupboard housing hot water tank and shelving, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

Externally**Front Garden**

Block paved driveway offering off road parking for multiple vehicles, lawn area, flower and shrub bed, steps leading to front.

Rear Garden

Patio area leading to raised lawn area and further elevated patio, various flower and shrub beds and borders, wooden shed, gated access to both sides, enclosed by wooden fencing.

Double Garage

18'5" x 16'4" (5.62 x 5.00)

Two electric up and over doors, power and light connected, wall mounted boiler.







GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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	



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