

**1 Dapplestone Close  
Hunsbury Meadows  
NORTHAMPTON  
NN4 9QP**

**£375,000**



- **LARGELY EXTENDED DETACHED**
- **OPEN PLAN KITCHEN / DINING / FAMILY ROOM**
- **EN-SUITE TO MASTER**
- **DRIVEWAY AND GARAGE**
- **THREE DOUBLE BEDROOMS**
- **DOWNSTAIRS WC**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING : TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A spacious and largely extended detached home, sat on a wonderful corner plot in this highly sought after area, with a beautiful open plan kitchen/dining/family room. With accommodation comprising in brief; entrance hall, downstairs WC, lounge, an open plan kitchen/dining/family room, and a utility room to the ground floor. To the first floor are three large double bedrooms, with en-suite to master, and a recently refitted shower room. The property also benefits from UPVC double glazing, gas central heating with recently fitted boiler and tank, front, rear, and side gardens, a driveway offering off road parking, and a garage.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC door, two storage cupboards, radiator.

### **Lounge**

13'8" into bay x 13'3" (4.18 into bay x 4.05)

Bay UPVC window to front aspect, radiator.

### **Kitchen / Dining / Family Room**

19'1" x 18'4" max (5.83 x 5.59 max)

Bay UPVC window to rear aspect, French doors leading to rear garden, further UPVC window to rear, a range of wall and base units with roll top work surfaces, polycarbonate sink and drainer, integrated double oven, induction hob with extractor over, and dishwasher, ceramic tiled flooring, radiator.

### **Utility Room**

5'11" x 4'10" (1.82 x 1.48)

Door to side aspect, base unit with roll top work surface, space for various appliances, wall mounted boiler, ceramic tiled flooring.

## **First Floor**

### **Landing**

Loft access, cupboard housing hot water tank.

### **Bedroom One**

13'3" x 11'3" max (4.06 x 3.45 max)

UPVC window to front aspect, fitted double wardrobe, wooden laminate flooring, radiator.

### **En-Suite**

6'0" x 4'11" (1.83 x 1.50)

Obscure UPVC window to side aspect, tiled shower cubicle, pedestal wash hand basin, low level wc, complementary tiling, wooden laminate flooring, radiator.

### **Bedroom Two**

15'8" x 9'5" max (4.78 x 2.88 max)

UPVC window to rear aspect, radiator.

### **Bedroom Three**

10'3" x 9'1" (3.13 x 2.79)

UPVC window to rear aspect, fitted double wardrobe, radiator.

**Shower Room**

6'5" x 5'7" (1.98 x 1.72)

Obscure UPVC window to front aspect, shower area, sink unit with storage under, low level wc, ceramic tiled floor and walls, chrome heated towel rail.

**Externally****Front Garden**

Block paved driveway offering off road parking, lawn area with various flowers and shrubs.

**Rear Garden**

Mainly laid to lawn with patio areas, various flower and shrub beds, wooden shed, gated side access, enclosed by wooden fencing and brick walls.

**Side Garden**

Lawn area located to the left hand side of the property, potential to add to existing rear garden subject to relevant planning permission.

**Garage**

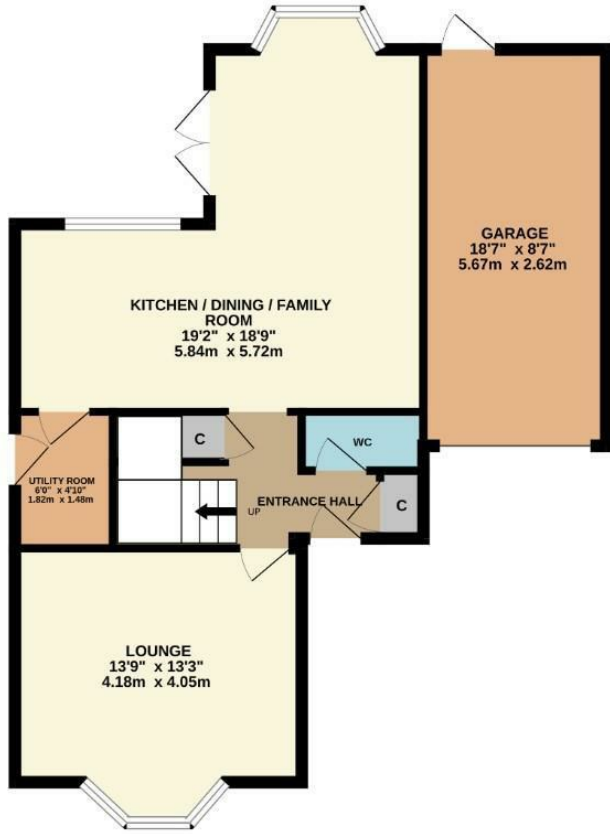
18'7" x 8'7" (5.67 x 2.62)

Up and over door, base unit with roll top work surface over, power and light connected.





GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



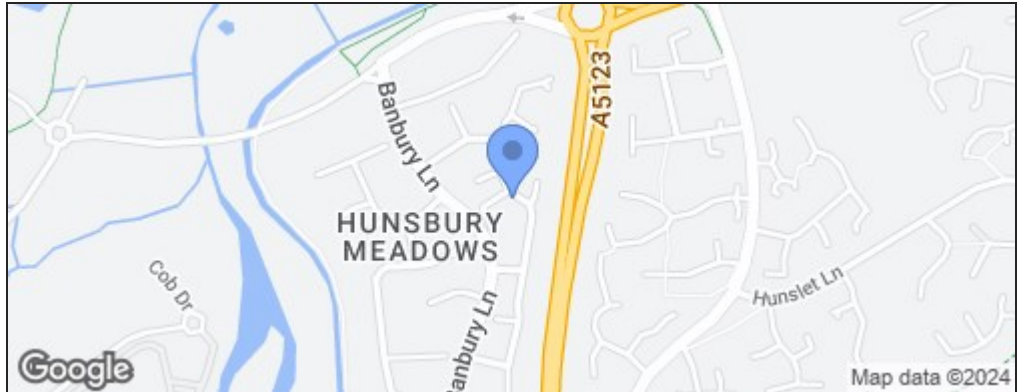
TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.