

**14 Bramble End
West Hunsbury
NORTHAMPTON
NN4 9YD**

£300,000



- **THREE BEDROOM**
- **GARAGE**
- **OFF ROAD PARKING**
- **ENCLOSED REAR GARDEN**
- **NO ONWARD CHAIN**

- **DETACHED FAMILY HOME**
- **CLOAK ROOM**
- **REFITTED BATHROOM**
- **GARDEN ROOM**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This charming family home, located in a peaceful cul-de-sac, is available with no onward chain. The ground floor features an inviting entrance hall, a convenient cloakroom, a comfortable lounge, a dining room, a modern kitchen, and a garden room/conservatory. Upstairs, you'll find three bedrooms and a newly refitted family shower room. The property also includes a rear enclosed garden and a front driveway leading to the garage. Additional benefits include double glazing throughout and gas radiator heating.

Ground Floor

Entrance Hall

Enter via obscured double glazed door, window to side aspect, door to cloakroom, door to lounge.

Cloakroom

Fitted with a two piece suite comprising low level W/C, vanity unit with mounted sink and mixer tap over, tiled splashbacks, obscured window to front aspect.

Lounge

15'1" max x 12'10" (4.61 max x 3.92)

Window to front aspect, stairs rising to first floor, opening to dining room.

Dining Room

12'5" x 7'8" (3.81 x 2.34)

Door to kitchen, double glazed French doors leading to conservatory.

Kitchen

9'11" x 7'0" (3.04 x 2.15)

Refitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted induction hob with extractor hood over, built in electric oven, built in microwave combi oven, space and plumbing for washing machine, space for fridge, window to rear aspect, double glazed stable door leading to side.

Conservatory/Summer Room

15'1" x 9'6" (4.6 x 2.91)

Power connected, bi folding doors opening to rear garden.

First Floor

Landing

Window to side aspect, loft access, built in storage cupboard, doors leading to all rooms.

Bedroom One

13'5" x 8'7" (4.11 x 2.62)

Window to front aspect.

Bedroom Two

12'0" max x 8'8" (3.66 max x 2.65)

Window to rear aspect.

Bedroom Three

7'9" x 6'2" (2.37 x 1.89)

Window to front aspect.

Bathroom

Refitted with a three piece suite comprising low level W/C, vanity unit with mounted sink with mixer tap over, large corner shower unit with electric shower over, full height tiling to all walls, tiled flooring, chrome ladder radiator, obscure double glazed window to rear aspect.

Externally**Rear Garden**

Laid to decking and lawn, enclosed by timber fencing, shrub and gravel borders, gated side access, door to garage.

Front Garden

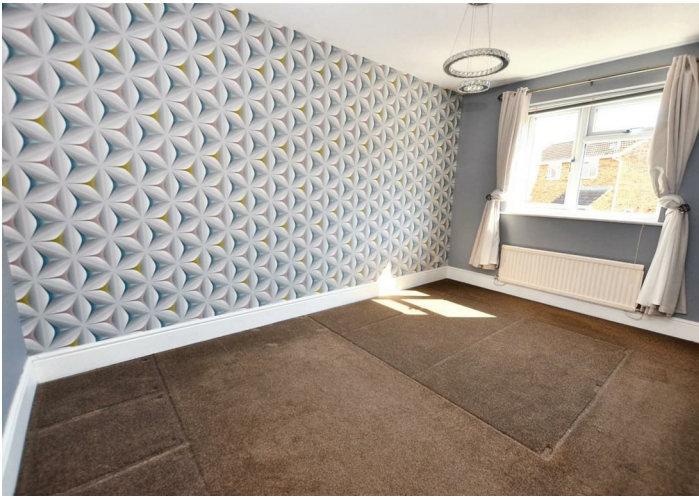
Gravelled area, block paved driveway leading to garage.

Agents Notes

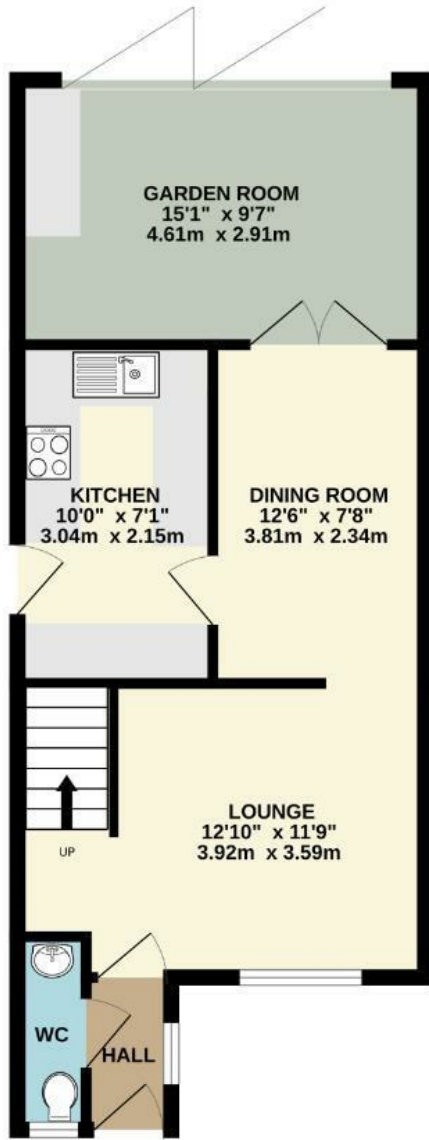
Local Authority: West Northamptonshire

Council Tax Band: C

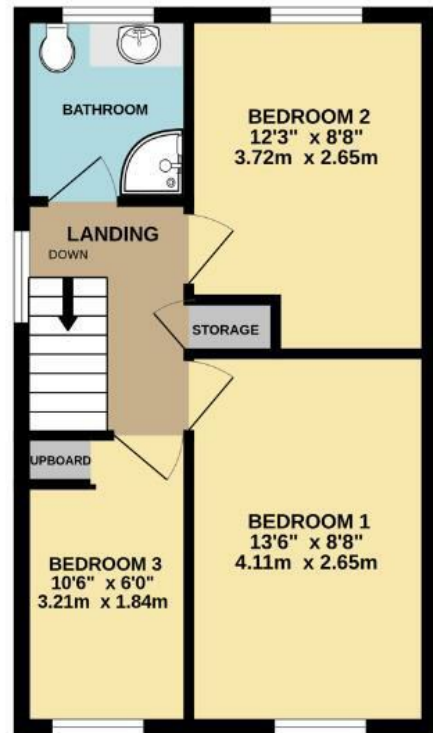




GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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		84
(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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.