

**1 Saffron Close
East Hunsbury
NORTHAMPTON
NN4 0SG**

£1,750 Per Month



- **AVAILABLE NOW**
- **COMPLETELY REFURBISHED**
- **NEW CONSERVATORY**
- **CORNER PLOT**
- **ENERGY EFFICIENCY RATING: TBA**

- **FOUR BEDROOM DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **ENSUITE SHOWER ROOM**
- **CLOSE TO M1 AND AMENITIES**
- **COUNCIL TAX BAND: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A four bedroom detached house which has been completely refurbished to include a brand new kitchen, bathroom and conservatory. Due to its corner plot the property offers good size gardens to both the front and rear. Located in the popular south Northampton suburb of East Hunsbury the property further benefits from offering easy access to the M1 motorway, schooling and shopping. ****Unfurnished, sorry no pets****

Ground Floor

Entrance Hall

Entry through composite door, full length glazing to side, oak effect laminate flooring, radiator, stairs rising to first floor landing with understairs storage cupboard.

Lounge

14'6" x 11'7" (4.44 x 3.55)

Feature electric living flame fire in surround with mantel over, oak effect laminate flooring, radiator, bay window to front elevation.

Dining Room

11'5" x 8'5" (3.50 x 2.59)

Oak effect laminate flooring, radiator, patio doors to rear garden.

Kitchen

13'10" x 8'2" (4.22 x 2.49)

Refitted in base and wall mounted cupboards, square edge work surface space, inset single drainer sink unit, built in double oven, inset gas hob with extractor fan over, space and plumbing for washing machine, space for tall standing fridge/freezer, sunken spotlights to ceiling, tiling to walls, oak effect laminate flooring, window and fully glazed door to conservatory.

Conservatory

14'2" x 11'3" (4.34 x 3.43)

Brand new UPVC conservatory offering views to three elevations, UPVC French doors to garden.

Downstairs Cloakroom

Wall mounted wash hand basin, tiling to splash areas, close coupled W/C, radiator, oak effect laminate flooring, sunken spotlights to ceiling, frosted window to side elevation.

First Floor

Landing

Access to boarded loft area with drop down ladder.

Bedroom One

11'10" x 11'5" (3.61 x 3.48)

Radiator, window to front elevation.

En Suite Shower Room

White suite of single shower cubicle, wash hand basin with vanity cupboard under, vanity unit with mirror, close coupled W/C, radiator, sunken spotlights to ceiling, frosted window to front elevation.

Bedroom Two

10'9" x 10'4" (3.28 x 3.15)

Radiator, window to front elevation.

Bedroom Three

8'7" x 8'6" (2.63 x 2.60)

Dual aspect windows, radiator.

Bedroom Four

9'3" x 6'8" (2.82 x 2.04)

Built in wardrobe, radiator, window overlooking rear garden.

Family Bathroom

Four piece white suite of panel bath, pedestal wash hand basin, single shower cubicle, close coupled W/C, single panel radiator, fitted bathroom cabinet with mirror, half tiling, frosted window to rear elevation, sunken spotlights to ceiling.

Externally**Garage**

Part integral single garage with metal up and over door, side access door.

Front Garden

Corner plot frontage of lawn enclosed by hedgerow, double width driveway leading to garage.

Rear Garden

Larger than average rear garden due to corner plot position, patio area onto two lawn areas,. The rear garden is stocked with shrubs and evergreens, gated side pedestrian access.

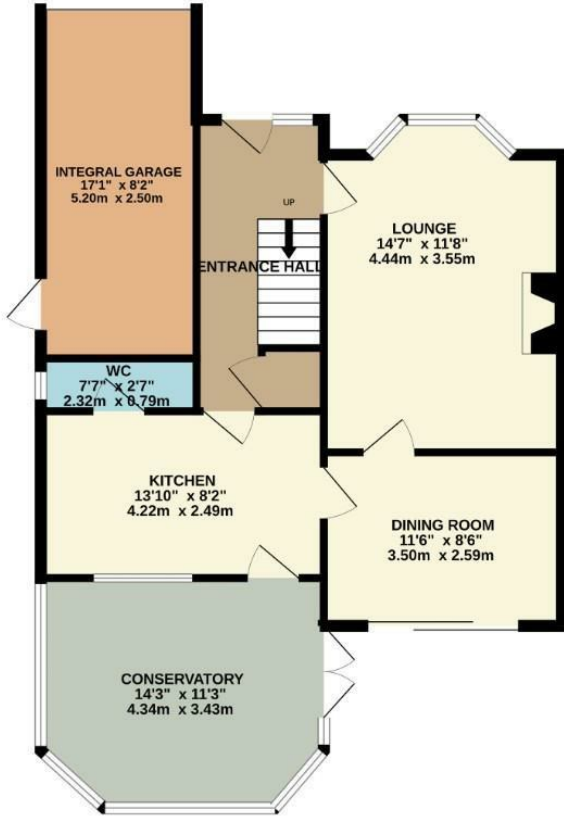
Agents Notes

Local Authority: West Northamptonshire

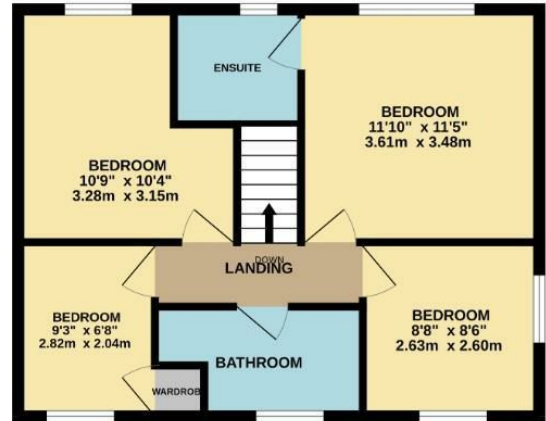
Council Tax Band: D



GROUND FLOOR

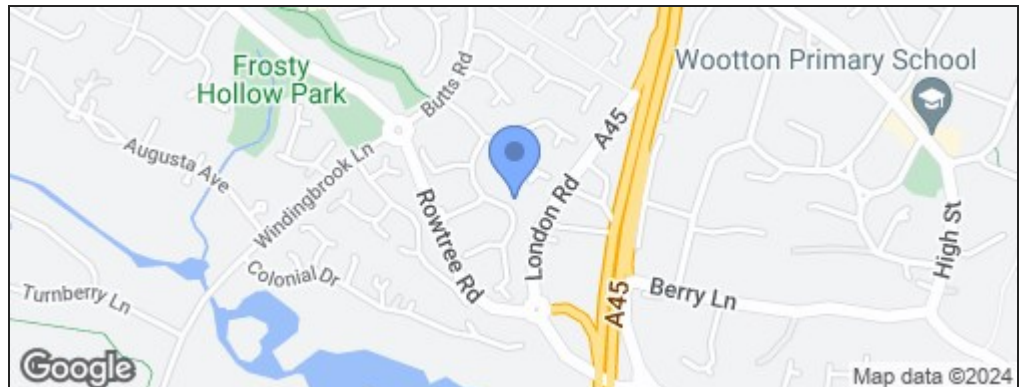


1ST FLOOR



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		
(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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.