

**8 Ambridge Close  
East Hunsbury  
NORTHAMPTON  
NN4 9RW**

**£550,000**



- **EXTENDED DETACHED**
- **THREE RECEPTION ROOMS**
- **LARGE PRIVATE PLOT**
- **BACKS ONTO WOODLAND**
- **SOLAR PANELS PROVIDING CHEAPER ENERGY BILLS**
- **FOUR DOUBLE BEDROOMS**
- **TWO EN-SUITES**
- **CUL-DE-SAC LOCATION**
- **INTEGRAL DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Set in a quiet corner of a private cul-de-sac, this executive and extended four bedroom detached property offers a wealth of space and accommodation with great potential for further enlargement, whilst benefitting from a wonderful private plot with direct access to a woodland behind. With accommodation comprising in brief; entrance porch, entrance hall, open plan lounge/diner leading to a sun room, study, kitchen/breakfast room, and downstairs wc to the ground floor. To the first floor are four double bedrooms, with dressing room and four-piece en-suite to bedroom one, a further en-suite to bedroom two, and a family bathroom. Externally there are gardens to the front and rear, a summerhouse with power, light, and a built in log burner, and an integral double garage. The property also benefits from UPVC double glazing, gas central heating, photovoltaic solar panels providing cheaper energy bills, and no upper chain.

## **Ground Floor**

### **Entrance Porch**

8'7" x 3'8" (2.62 x 1.13)

Enter via UPVC door.

### **Entrance Hall**

16'11" x 5'11" (5.18 x 1.81)

UPVC door, stairs rising to first floor, under stairs storage, radiator.

### **Downstairs WC**

Obscure UPVC window to front aspect, low level wc, pedestal wash hand basin, ceramic tiled flooring, radiator.

### **Lounge / Diner**

20'7" x 16'9" (6.28 x 5.11)

Two openings leading to rear sunroom, feature fireplace with fitted log burner, two radiators.

### **Sunroom**

20'3" x 8'9" (6.19 x 2.68)

Of UPVC construction, two Velux windows, French doors leading to rear garden, wooden flooring, radiator and further fitted electric radiator.

### **Study**

10'7" x 8'9" (3.23 x 2.69)

UPVC window to front aspect, radiator.

### **Kitchen / Breakfast Room**

16'4" x 10'1" (4.98 x 3.09)

Two UPVC windows to rear aspect, UPVC stable door to side aspect, a range of wall and base units with roll top work surfaces, two stainless steel sinks and drainers, spaces for various appliances, breakfast bar, complementary tiling, ceramic tiled flooring, radiator.

## **First Floor**

### **Landing**

Obscure UPVC window to side aspect, wooden flooring, loft access offering storage with added insulation.

### **Bedroom One**

16'5" x 10'2" (5.02 x 3.12)

UPVC window to rear aspect, wooden flooring, radiator.

### **Dressing Room**

11'11" max x 6'7" (3.64 max x 2.03)

Various storage, wooden flooring.

### **En-Suite**

11'0" x 9'3" (3.36 x 2.83)

Velux window to front aspect, spa bath, tiled double shower cubicle, low level wc, sink unit with storage under, feature wooden panelling, wooden flooring, radiator.

### **Bedroom Two**

13'4" x 10'8" (4.07 x 3.26)

UPVC window to rear aspect, fitted wardrobes, wooden flooring, radiator.

### **En-Suite**

7'5" x 3'4" (2.27 x 1.02)

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

### **Bedroom Three**

10'7" x 8'9" (3.23 x 2.69)

UPVC window to front aspect, wooden flooring, radiator.

### **Bedroom Four**

13'2" x 9'8" reducing to 7'7" (4.02 x 2.95 reducing to 2.33)

UPVC window to rear aspect, wooden flooring, radiator.

### **Bathroom**

11'0" inc. storage x 5'10" (3.37 inc. storage x 1.79)

Obscure UPVC window to front aspect, bath unit with shower over, low level wc, pedestal wash hand basin, storage cupboard housing hot water tank, complementary tiling, radiator.

### **Externally**

#### **Front Garden**

Lawn area with driveway offering off road parking for multiple vehicles, various hedges and shrubs.

#### **Rear Garden**

Mainly laid to lawn with gravel paving, various flower and shrub beds and borders with wood chip beds, rear decking area, gated side access, high hedgerows, gated access to woodlands at rear.

#### **Summerhouse**

9'0" x 7'4" (2.75 x 2.25)

Of wooden construction, power and light connected, fitted log burner.

#### **Double Garage**

18'9" x 16'4" (5.74 x 5.00)

Two electric roller shutter doors, UPVC door to side, wall mounted boiler, power and light connected.

#### **Agents Note**

Local Authority: South Northamptonshire

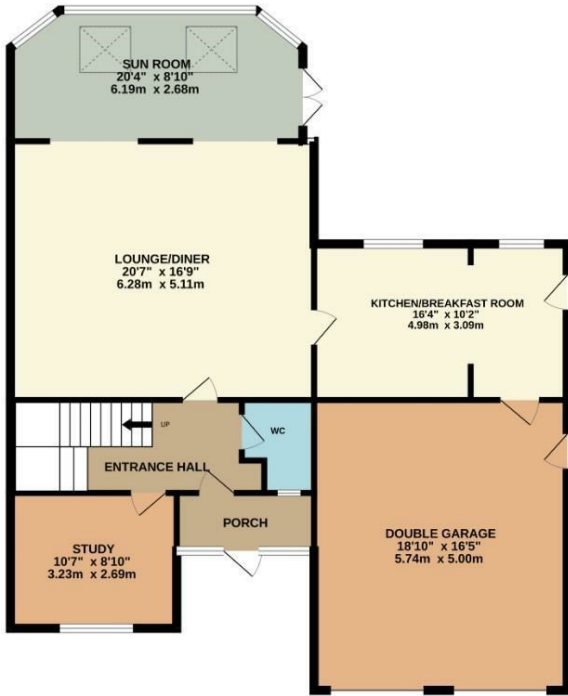
Council Tax Band: F







GROUND FLOOR  
1194 sq.ft. (110.9 sq.m.) approx.



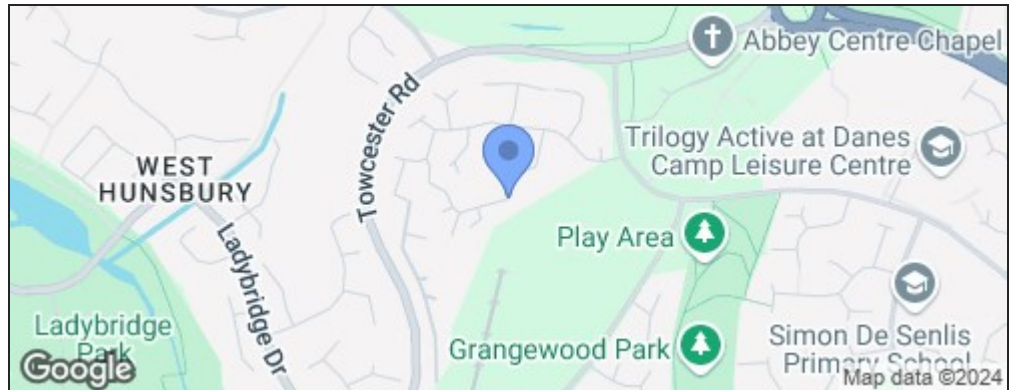
1ST FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 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) <b>A</b>			
(81-91) <b>B</b>		86	89
(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>			
Not energy efficient - higher running costs			
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.