

**68 Olympia Close
East Hunsbury
NORTHAMPTON
NN4 0RU**

£440,000



- **SPACIOUS DETACHED HOME**
- **SUN ROOM**
- **PARTIALLY CONVERTED DOUBLE GARAGE**
- **NO UPPER CHAIN**
- **FOUR BEDROOMS**
- **EN-SUITE TO MASTER**
- **LANDSCAPED REAR GARDEN**
- **ENERGY EFFICIENCY RATING : D**

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 situated in a sought after road in the heart of East Hunsbury, close to local schools and amenities, benefitting from a private landscaped rear garden, and a partially converted garage into a store room and potential home office. With accommodation comprising in brief; entrance porch, entrance hall, downstairs wc, lounge, dining room, sun room, kitchen, utility room, store room, and a home office to the ground floor. To the first floor are four bedrooms, with en-suite to master, and a bathroom. Externally there are gardens to the front and rear, a driveway offering off road parking, and a usable summerhouse in the rear garden. The property also benefits from UPVC double glazing, gas central heating, and is offered with no upper chain.

Ground Floor

Entrance Porch

Enter via UPVC door, obscure UPVC window to side.

Entrance Hall

Stairs rising to first floor, under stairs storage, wooden laminate flooring, radiator.

Lounge

18'7" into bay x 11'3" (5.67 into bay x 3.44)

Box bay UPVC window to front aspect, feature open gas fireplace, wooden laminate flooring, radiator.

Dining Room

11'3" x 9'1" (3.43 x 2.77)

UPVC French doors to rear aspect, wooden laminate flooring, radiator.

Sun Room

14'1" x 9'2" (4.30 x 2.80)

Of brick and double glazed window construction with insulated roof, ceramic tiled flooring, radiator.

Kitchen

14'1" x 9'0" (4.31 x 2.75)

UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, complementary tiling, ceramic tiled flooring, radiator.

Utility Room

7'8" x 6'8" (2.34 x 2.05)

UPVC door to side aspect, wall and base units with roll top work surfaces, stainless steel sink and drainer, space for appliance, wall mounted boiler, complementary tiling, ceramic tiled flooring, radiator.

Store Room

16'0" x 7'9" (4.88 x 2.38)

Ceramic tiled flooring, fusebox, radiator.

Home Office

15'8" x 8'4" (4.79 x 2.56)

UPVC door to side aspect, door leading to rear garden, radiator.

Downstairs WC

Low level WC, pedestal wash hand basin, complementary tiling.

First Floor

Landing

Loft access, cupboard housing hot water tank.

Bedroom One

13'1" inc. wardrobes x 11'4" (4.01 inc. wardrobes x 3.46)

UPVC window to front aspect, fitted wardrobes to one side, radiator.

En-Suite

6'5" x 5'11" (1.97 x 1.81)

Obscure UPVC window to front aspect, tiled shower cubicle, inset sink unit, low level wc, ceramic tiled flooring and walls, chrome heated towel rail.

Bedroom Two

17'10" x 7'10" (5.44 x 2.40)

UPVC window to front aspect, radiator.

Bedroom Three

11'6" inc. wardrobes x 11'4" (3.51 inc. wardrobes x 3.47)

UPVC window to rear aspect, fitted wardrobes to one side, radiator.

Bedroom Four

12'0" x 7'7" (3.68 x 2.33)

UPVC window to rear aspect, radiator.

Bathroom

9'0" x 6'3" (2.75 x 1.92)

Obscure UPVC window to rear aspect, bath unit, low level wc, pedestal wash hand basin, ceramic tiled flooring and walls, chrome heated towel rail.

Externally

Front Garden

Lawn area and driveway offering off road parking for multiple vehicles, enclosed by low level hedges.

Rear Garden

Various patio and artificial grass areas, various flower and shrub beds, wooden shed, gated side access, pond, enclosed by wooden fencing and high level hedges.

Summer House

10'0" x 6'3" (3.07 x 1.93)

Of wooden construction with various windows, French doors.

Agents Note

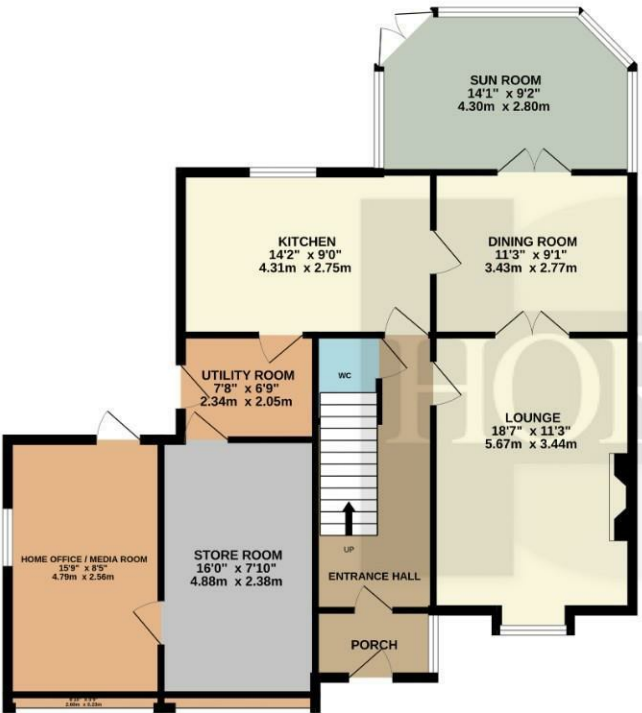
Local Authority: West Northamptonshire

Council Tax Band: E

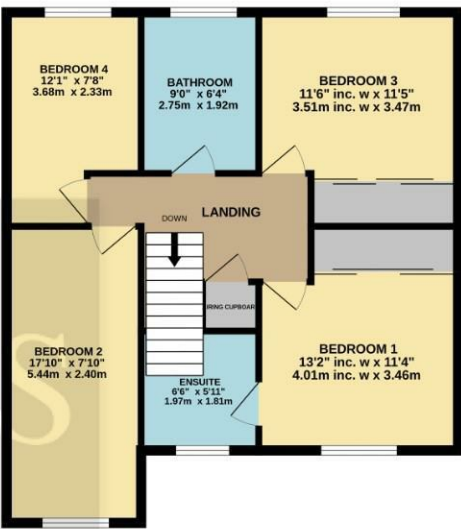




GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.

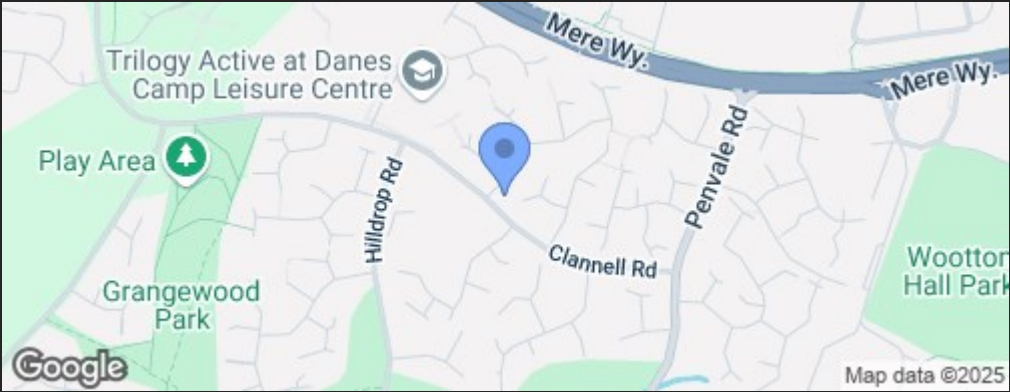


TOTAL FLOOR AREA : 1684 sq.ft. (156.5 sq.m.) approx.

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) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.