

2 Hobby Close

East Hunsbury, Northampton, NN4 0RN

Offers In The Region Of £475,000 Freehold



Situated in a quiet cul-de-sac in the popular location of East Hunsbury is this four bedroom detached family home featuring a beautifully landscaped rear garden, enjoying an excellent degree of privacy. The property is well thought out for a growing family.

The full accommodation comprises entrance hall with staircase rising to the first floor, cloakroom/WC, study, kitchen/breakfast room with integrated appliances and adjoining utility, 21ft dual aspect sitting room opening onto a brick built conservatory overlooking the rear garden.

To the first floor are three double bedrooms, all with fitted wardrobes, the master also featuring an en-suite shower room, a fourth single bedroom and a family bathroom.

Outside, the professionally landscaped garden is well maintained with a choice of entertaining areas. To the front, a block paved driveway provides off road parking for several cars with access to the detached double garage.

A viewing is highly recommended to appreciate this spacious family home. EPC Rating: D



PORCH 0.51m x 3.86m (1'8" x 12'8")

Entry via UPVC double glazed door. Obscure UPVC full height windows. Wall light.

ENTRANCE HALL 3.86m x 2.31m (12'8" x 7'7")

Enter via UPVC double glazed door with obscure glazed inserts. Staircase rising to the first floor landing with storage cupboard under. Coving to ceiling. Radiator. Doors to connecting rooms.

DOWNSTAIRS CLOAKROOM/WC 1.93m x 1.60m (6'4" x 5'3")

Obscure UPVC double glazed window to front elevation. Two piece suite comprising low level WC and inset wash hand basin with stainless steel mixer tap, vanity storage and worksurface over. Tiled splash back areas. Radiator. Space for coats and boots. Access to mains fuse box.

STUDY 3.38m x 2.67m (11'1" x 8'9")

UPVC double glazed French doors to conservatory. Currently used a snug. Coving to ceiling. Radiator. Serving hatch to kitchen.

KITCHEN/BREAKFAST ROOM 3.38m x 3.15m (11'1" x 10'4")

UPVC double glazed window to rear elevation. Fitted kitchen with a range of base and wall mounted cupboards and drawers with roll top worksurfaces over. Under unit lighting. Feature ceiling beams. Stainless steel one and a half bowl sink unit and drainer with swan neck stainless steel tap. Tiled splash back areas. Tiled flooring. Integrated eye level double oven, gas hob with extractor canopy and dishwasher. UPVC double glazed door to side elevation. Open archway to:-

UTILITY ROOM 2.11m x 1.45m (6'11" x 4'9")

UPVC double glazed window to side elevation. Matched to kitchen with wall and base level units with roll top worksurfaces over. Stainless steel sink and drainer with swan neck tap over. Tiled splash back areas. Tiled flooring continued from kitchen/breakfast room. Integrated fridge/freezer. Space for a washing machine. Wall mounted Baxi gas boiler (fitted in 2017).

SITTING ROOM 6.53m x 3.78m (21'5" x 12'5")

Dual aspect with UPVC double glazed window to front elevation and UPVC double glazed French doors to conservatory. Coving to ceiling. Wall light points. Two radiators. Feature fireplace with exposed brick and fitted gas fire.

CONSERVATORY 5.89m x 2.90m (19'4" x 9'6")

Of UPVC and brick construction with fully insulated roof. Windows to all aspect of the garden and French doors leading to a patio area outside. Wall mounted electric heater. Wall light points. Wood flooring. Television point.

LANDING 3.58m x 2.29m (11'9" x 7'6")

Obscure UPVC double glazed window to front elevation. Access to loft space. Airing cupboard. Doors to connecting rooms.

BEDROOM ONE 3.53m x 2.87m (11'7" x 9'5") Minimum

UPVC double glazed window to rear elevation. Radiator. Triple fitted wardrobes to one wall with additional cabinet fitted storage. Door to:-

EN-SUITE SHOWER ROOM 1.75m x 1.60m (5'9" x 5'3")

Obscure UPVC double glazed window to rear elevation. Three piece suite comprising low level WC, pedestal wash hand basin with stainless steel taps, and tiled corner shower cubicle with monsoon head power shower and glazed sliding screens. Tiled walls. Tiled flooring. Recessed spotlights to ceiling. Chrome heated towel rail.

BEDROOM TWO 4.32m x 2.90m (14'2" x 9'6")

UPVC double glazed window to front elevation. Radiator. Fitted double wardrobe and fitted wardrobes with sliding doors.

BEDROOM THREE 3.12m x 2.97m (10'3" x 9'9")

UPVC double glazed window to rear elevation. Radiator. Fitted double wardrobes.

BEDROOM FOUR 2.67m x 2.06m (8'9" x 6'9")

UPVC double glazed window to front elevation. Radiator.

FAMILY BATHROOM 3.35m x 1.68m (11'0" x 5'6")

Obscure UPVC double glazed window to rear elevation. Refitted three piece suite comprising low level WC, pedestal wash hand basin with stainless steel tap and vanity unit under, and 'P' shaped bath with monsoon power shower over and curved glazed screen. Tiled walls. tiled flooring. Chrome heated towel rail. Recessed spotlights to ceiling. Extractor fan.

OUTSIDE

FRONT GARDEN

Lawned frontage with mature trees and shrub borders. External lighting. Block paved driveway providing off road parking for approximately four cars.

DOUBLE GARAGE

Detached from the house with twin up and over doors and a pedestrian door to give garden access. Power and light connected.

REAR GARDEN

Laid to lawn with a high degree of privacy. Professionally landscaped borders with mature shrubs and perennials. Choice of entertaining areas. Gated side access.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).





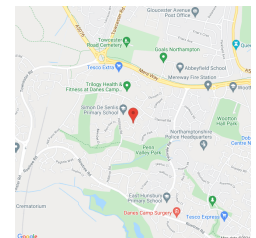
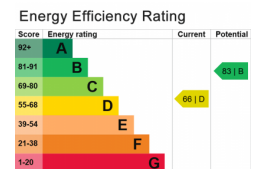
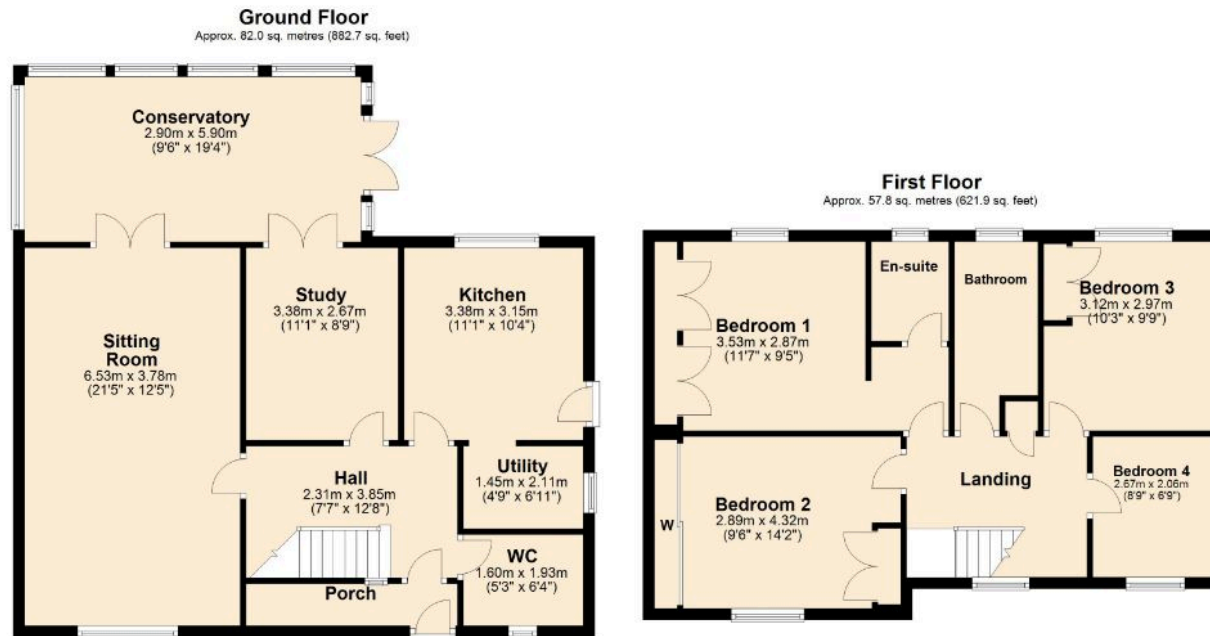
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Local Area Information

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.



Total area: approx. 139.8 sq. metres (1504.6 sq. feet)

Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.