

**11 Claystones, West Hunsbury, Northampton, NN4 9UY**  
**Offers Over £340,000 Freehold**

SUPERBLY POSITIONED BUNALOW. A fantastic opportunity to acquire this newly renovated detached bungalow built to a Scandinavian design with hardwood double glazed windows and an air recovery system and situated at the end of small close on the highly regarded development of West Hunsbury. The property has undergone refurbishment to include newly fitted kitchen and bathrooms, new floor coverings and professional internal redecoration. The accommodation comprises a welcoming central hallway with doors off to a Cloaks/WC, utility with replacement boiler, newly fitted kitchen/breakfast room with door on to paved front terrace, lounge with door to main garden, two double bedrooms each with high quality fitted wardrobes and drawers and a newly fitted shower room. Outside the property enjoys a lovely corner position, the driveway extends to around 75' through secure wrought iron gates with separate hardstanding for a trailer/caravan to the side of the garage and enclosed garden. Viewing is highly recommended to appreciate what this lovely home has to offer. NO UPPER CHAIN. EPC: D. Council Tax Band: D.

**Corner Plot in Lovely Close | Scandinavian Style Detached Bungalow | Two Double Bedrooms | 'As New' Internal Condition | Space for Caravan/Motorhome | Highly Recommended**

modern marketing · traditional values

### ENTRANCE PORCH

Via stained glass and leaded light door. Outside light.

### HALLWAY

A lovely central hallway with doors to all rooms. Access to loft space and drop down ladder. Radiator.

### WC

Obscured double glazed window to side elevation. combination 'Geberit' bidet/WC flush unit. Radiator.

### UTILITY 1.47m x 2.62m (4'10 x 8'7)

Double glazed window to side elevation. Wall mounted gas fired boiler. Storage cupboard for coats/shoes etc. Space and plumbing for a washing machine. Consumer unit.

### KITCHEN 2.87m x 3.51m (9'5 x 11'6)

Twin double glazed windows to front elevation. Double glazed door onto front terrace which enjoys the late afternoon/evening sun. Newly fitted Shaker style base and wall units. Granite effect work tops and tiling to splash back areas. Built in stainless steel sink unit with swan neck mixer tap. Built in electric 'Siemens' hob, oven and fitted hood. Built in recycling bin drawer. 'Siemens' freestanding fridge/freezer. Radiator.

### LOUNGE 5.23m x 3.48m (17'2 x 11'5)

Twin double glazed windows to rear elevation and door to garden. Radiator. Wall uplighters.

### BEDROOM ONE 4.04m x 3.56m (13'3 x 11'8)

Double glazed window to rear elevation. Radiator. Built in high quality wardrobes and drawers.

### BEDROOM TWO 3.28m x 3.56m (10'9 x 11'8)

Double glazed window to front elevation. Radiator. Built in high quality wardrobes and drawers.

### SHOWER ROOM 1.98m x 2.39m (6'6 x 7'10)

Obscured double glazed window to side elevation. Large walk in shower with pivoted screen. Wash hand basin and WC set into vanity unit. Grey powder coated ladder style radiator. Tiled walls.

### OUTSIDE

### FRONT GARDEN

The property occupies a wonderful plot measuring close to 100' front to back. The side and front is open plan laid to lawn with inset trees and a seating terrace adjoining the kitchen front door. The driveway is to the side of the bungalow through wrought iron gates and extends to approximately 75' leading to the garage and further hardstanding.

### REAR GARDEN

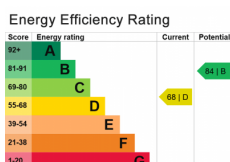
Newly paved patio and space for caravan/trailer. Small lawned garden with cherry and apple trees. Conifer hedging.

### GARAGE

Set back against the rear boundary. Up and over door. Space in eaves. Power and light. Door to garden.

### DRAFT DETAILS

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

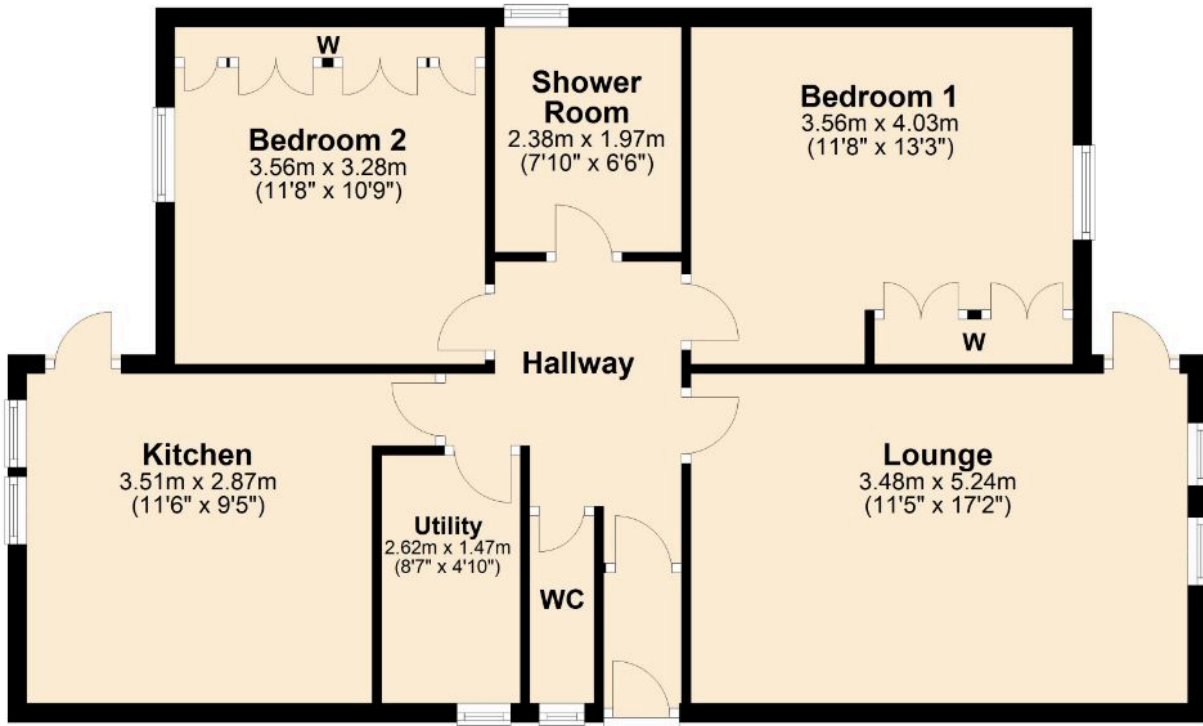


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

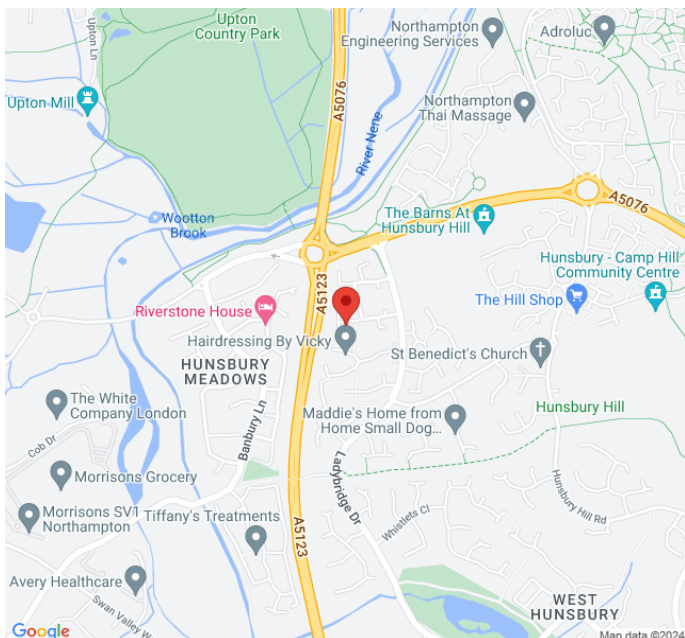
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## Ground Floor

Approx. 77.2 sq. metres (831.0 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)



## 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.

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