



22 Hedge End, East Hunsbury, Northampton, NN4 0SW
£299,995 Freehold

Popular East Hunsbury location! This three bedroom detached family home is ideally located within close proximity to shops and schools. The accommodation comprises entrance hall, WC, lounge, separate dining room and kitchen. To the first floor are three bedrooms and a refitted bathroom. Outside there is a lawn frontage with a driveway to the side leading to a single garage. The rear garden is enclosed with a raised lawn area with mature shrubbery and a patio area. EPC Rating: C. Council Tax Band: C

Detached Property | Driveway Leading To Garage | Downstairs WC | Refitted Bathroom | Popular Hunsbury Location | Two Reception Rooms

modern marketing · traditional values

ENTRANCE HALL

Entrance door. Radiator. Staircase rising to first floor landing. Cupboard under stairs. Doors to:

WC

Obscure uPVC double glazed window to front elevation. Tiling to half height. Tiled floor. Low level WC and wash hand basin.

LOUNGE 4.57m x 3.35m (15'0 x 11'0)

uPVC double glazed bay window to front elevation. Radiator. Gas fireplace with brick surround. Doorway leading to:

DINING AREA 2.62m x 2.64m (8'7 x 8'8)

Double glazed sliding patio doors to rear garden. Radiator.

KITCHEN 2.59m x 2.59m (8'6 x 8'6)

uPVC double glazed window to rear elevation. Radiator. Wall and base units with roll top work surfaces. High level oven. Four ring gas hob with extractor hood over. One and a half bowl sink and drainer with mixer tap over. Space and plumbing for washing machine. uPVC double glazed door to driveway.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 3.53m x 3.40m (11'7 x 11'2)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.20m x 3.40m (10'6 x 11'2)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.34m x 1.96m (7'8 x 6'5)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.65m x 1.93m (5'5 x 6'4)

Obscure uPVC double glazed window to rear elevation. Radiator. Three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Tiling to ceiling. Tiled floor.

OUTSIDE

FRONT GARDEN

Laid to lawn. Driveway to side leading to garage.

GARAGE

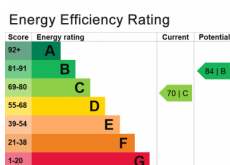
Up and over door. Power and light connected.

REAR GARDEN

Enclosed via wooden panelled fencing. Patio. Raised lawn area with mature shrubs. Gate leading to driveway. Door to garage.

DRAFT DETAILS

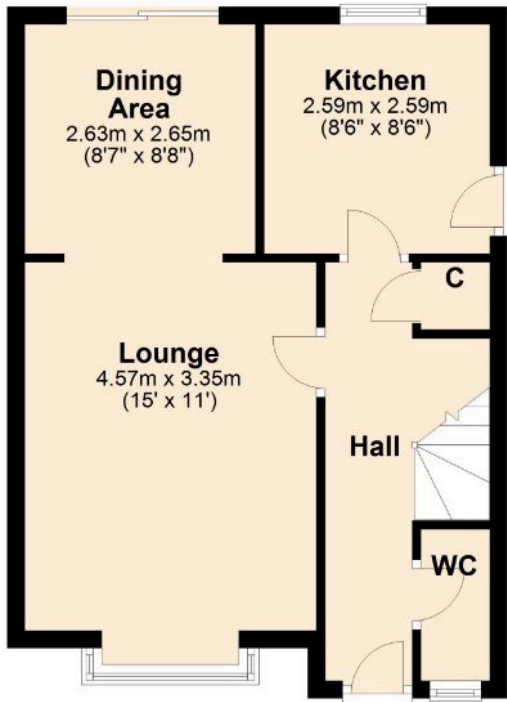
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

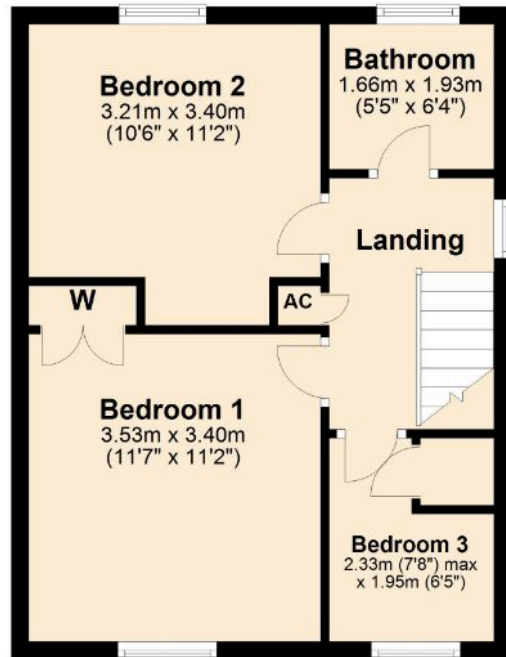
Ground Floor

Approx. 39.6 sq. metres (425.9 sq. feet)

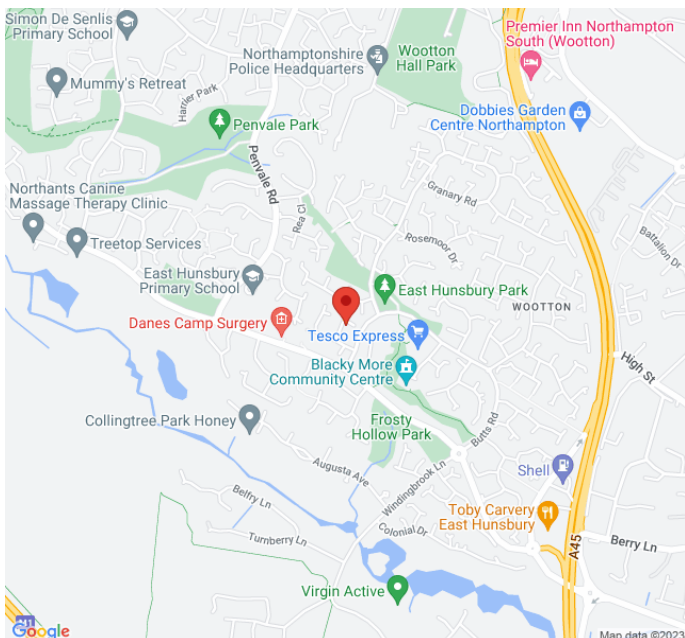


First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.3 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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