



7 Hawkridge, West Hunsbury, Northampton, NN4 9YP
£430,000 Freehold

SUPERBLY MODERNISED BUNGALOW. A fantastic opportunity to acquire this renovated and extended detached bungalow situated at the end of small close in the popular area of West Hunsbury. The property has undergone considerable refurbishment to include rewiring and new consumer unit, newly fitted kitchen and bathrooms. The heating is via a replacement gas central heating system and the windows and doors have been replaced throughout. The accommodation comprises a large entrance hall, dual aspect lounge, stunning kitchen dining room with roof lantern skylight, main bedroom with re-fitted en-suite, two further bedrooms and a newly fitted four piece family bathroom. Outside the property enjoys an end of close position, the driveway extends to allow side by side parking and leads to a single garage. To the rear an enclosed private garden with decked seating area. Viewing is highly recommended to appreciate what this lovely home has to offer. EPC: D. Council Tax: C.

Popular West Hunsbury Location | Three Bedroom Detached Bungalow | As New Internal Condition | Stunning Kitchen Dining Room | Well Tended Garden | Highly Recommended

modern marketing · traditional values

ENTRANCE HALL

Entrance via composite door. Radiator. Laminate floor. Loft access. Spot lights. Airing cupboard and doors leading to all rooms.

LOUNGE 3.51m x 4.62m (11'6 x 15'2)

uPVC double glazed window to front and side elevations. Radiator. Laminate floor. Spot lights. TV point.

KITCHEN/DINING ROOM 4.93m x 3.96m (16'2 x 13')

uPVC double glazed French door to rear garden. Lantern roof light. Radiator. Wall mounted and base level units with a marble effect work surface. Laminate floor. Inset composite sink and drainer with mixer tap over. Tiled splash back. Five ring induction hob with extractor hood over. Integrated double oven and microwave. Integrated fridge freezer. Integrated washing machine. Integrated dish washer. Island with pendant lighting over. TV point. Spot lights.

BEDROOM ONE 2.90m x 4.62m (9'6 x 15'2)

uPVC double glazed window to rear elevation. Radiator. TV point. Carpets. Spot lights. door leading to en-suite.

EN-SUITE

Obscure uPVC double glazed window to rear elevation. Radiator. Marble effect tiled floor. Three piece suite with low level WC, vanity sink unit and shower cubicle with rainfall shower head over. Spot light. Tiled splash back effect.

BEDROOM TWO 2.57m x 3.48m (8'5 x 11'5)

uPVC double glazed window to front elevation. Radiator. TV point. Carpets.

BEDROOM THREE 2.90m x 2.34m (9'6 x 7'8)

uPVC double glazed window to rear elevation. Radiator. Carpets.

BATHROOM 1.65m x 3.07m (5'5 x 10'1)

Obscure uPVC double glazed window to side elevation. White four piece suite WC, shower cubicle, panel bath and vanity sink unit. Heater. Marble effect tiled floor. Tiling to half height. Spot lights.

OUTSIDE

REAR GARDEN

Enclosed via wood panel fence. Raised garden laid mainly to lawn with a decked seating area. Borders stocked with mature shrubs. Gated side access. Outside wall lighting.

FRONT

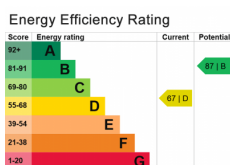
Off road parking for two vehicles side by side. Gravel and rockery area with shrubs. Outside wall lighting. Door to garage.

GARAGE

Up and over door. Power and light.

DRAFT DETAILS

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

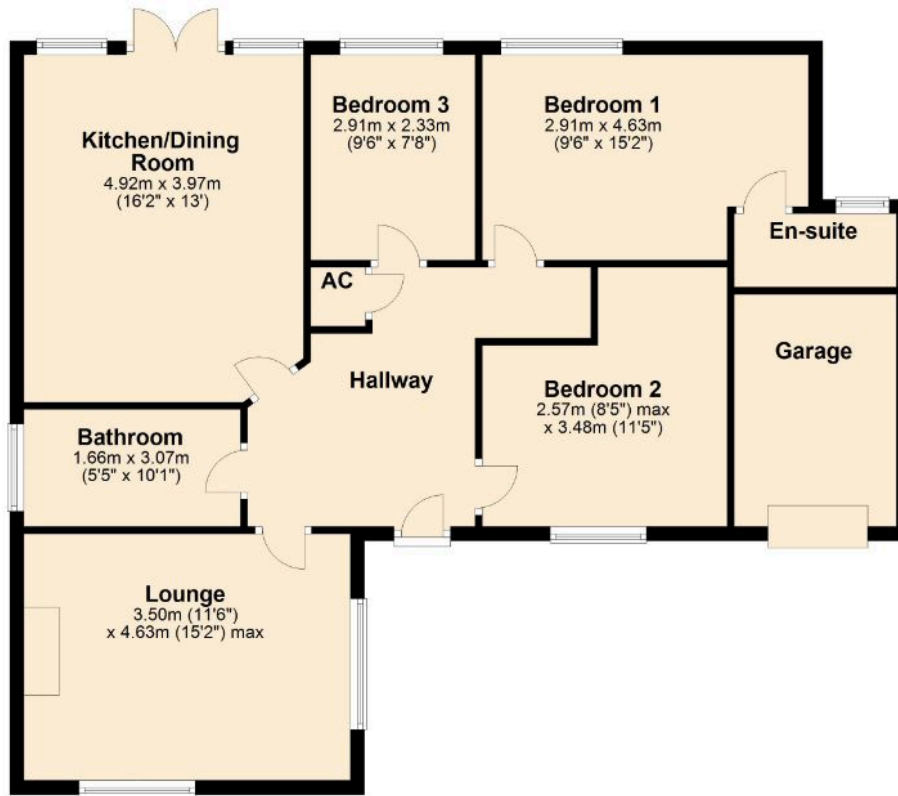


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

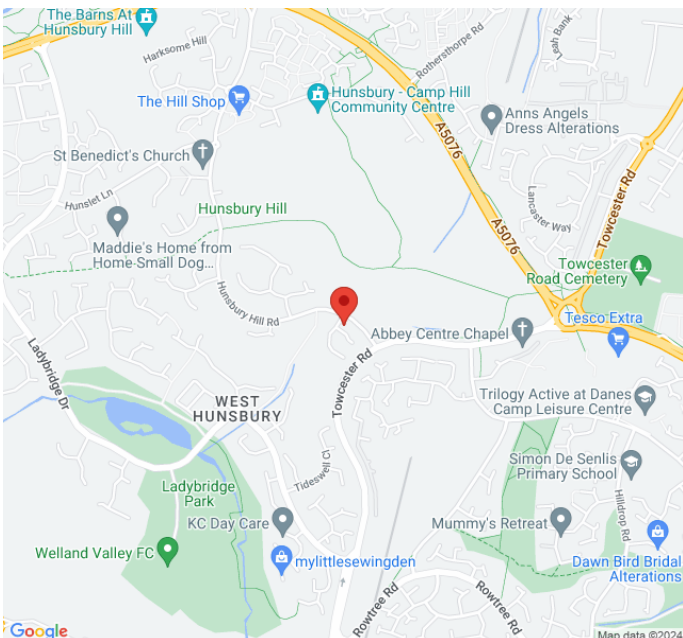
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Floor Plan

Approx. 96.6 sq. metres (1039.6 sq. feet)



Total area: approx. 96.6 sq. metres (1039.6 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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