



33 Saffron Close, East Hunsbury, Northampton, NN4 0SG
£419,955 Freehold

A NICELY POSITIONED, FOUR BEDROOM, DETACHED HOUSE situated on this highly regarded development in East Hunsbury and close to local amenities. Accommodation offers an ornate door into an entrance hall with doors to utility room and cloakroom/WC, re-fitted kitchen/breakfast room, sitting room with bay window, separate dining room with door to conservatory addition, first floor landing with doors to four bedrooms (master with en-suite) and a family bathroom. Outside is generous frontage with a driveway providing off road parking, integral garage whereby the rear section is now the utility room and a section retained at the front for bikes/tools etc. via the up and over door, and an enclosed rear garden. Viewing is highly recommended. EPC Rating: E. Council Tax Band: D

Popular East Hunsbury Development | Detached House | Four Bedrooms & Two Bathrooms
| Two Reception Rooms | Conservatory Addition | Highly Recommended

modern marketing · traditional values

HALLWAY

Entered via ornate uPVC double glazed door and side screen. Staircase rising to first floor landing with cupboard below. Amtico wood effect flooring. Radiator.

WC

Obscure double glazed window to side elevation. Radiator. Low level WC and wash hand basin. Tiled walls.

UTILITY ROOM 2.79m x 2.36m (9'2 x 7'9)

Obscure double glazed door to side elevation. Radiator. Wall mounted gas fired boiler. Wall and base units. Work surfaces. Single drainer stainless steel sink unit.

KITCHEN 2.49m x 4.32m (8'2 x 14'2)

Double glazed door and window to rear elevation. Refitted Shaker style wall and base units with granite work surfaces over. Sink unit with mixer taps and granite upstands. Built in dishwasher. Low level pull out larder unit. Built in microwave. Built in fridge and freezer. Continuation of Amtico wood effect flooring. Radiator.

DINING ROOM 2.59m x 3.51m (8'6 x 11'6)

Double glazed picture windows incorporating French doors to conservatory. Continuation of Amtico wood effect flooring. Dado rail. Radiator.

CONSERVATORY 2.74m x 3.51m (9'0 x 11'6)

Replacement all year round pitched roof with two Velux windows. Tiled floor. Wall mounted electric heater.

LOUNGE 4.52m plus bay x 3.53m (14'10 plus bay x 11'7)

Double glazed bay window to front elevation. Radiator. Feature fireplace and electric fire. Continuation of Amtico wood effect flooring. Dado rails. Wall light points.

FIRST FLOOR LANDING

Access to loft space with ladder and light connected. Doors to:

BEDROOM ONE 3.66m x 3.56m (12' x 11'8)

Double glazed window to front elevation. Radiator. Fully fitted range of bedroom furniture to include wardrobes, drawers and dressing unit.

EN-SUITE 1.63m x 1.73m (5'4 x 5'8)

Obscure double glazed window to front elevation. Radiator. Tiled shower cubicle, low level WC and wash hand basin and vanity unit. Tiled walls and floor. Shaver point.

BEDROOM TWO 3.35m x 3.25m Max (11'0 x 10'8 Max)

Double glazed window to front elevation. Radiator. Wood laminate flooring. Two wardrobes.

BEDROOM THREE 2.62m x 2.64m (8'7 x 8'8)

Double glazed window to rear elevation. Radiator. Double wardrobes and cupboards over bed space.

BEDROOM FOUR 2.87m x 2.13m (9'5 x 7'0)

Double glazed window to rear elevation. Radiator. Wood laminate flooring.

BATHROOM 1.68m x 2.95m (5'6 x 9'8)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled shower cubicle and low level WC. Extractor fan.

OUTSIDE

FRONT GARDEN

Open plan and laid to lawn and shrubs. Paved driveway providing off road parking. Outside power socket.

GARAGE/STORE 2.29m x 2.49m (7'6 x 8'2)

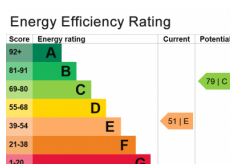
Up and over door. Space for bikes/tools etc.

REAR GARDEN

Paved patio and lawned beyond. Enclosed by wooden panelled fencing. Timber shed.

DRAFT DETAILS

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

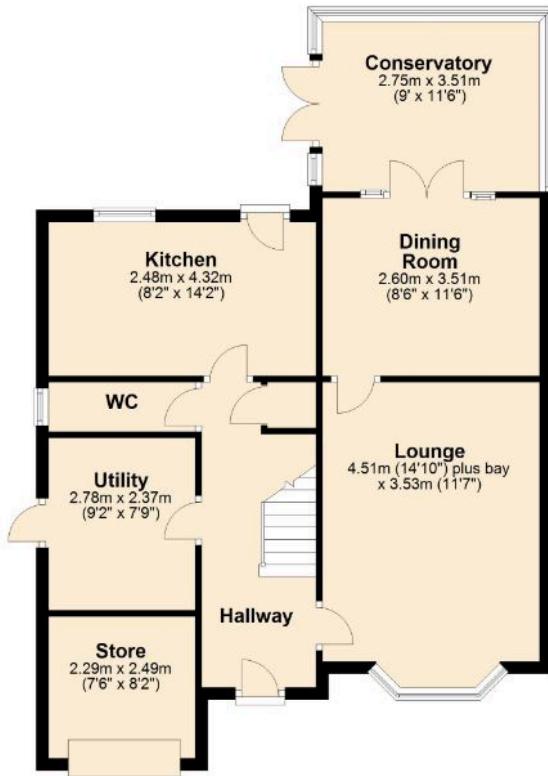


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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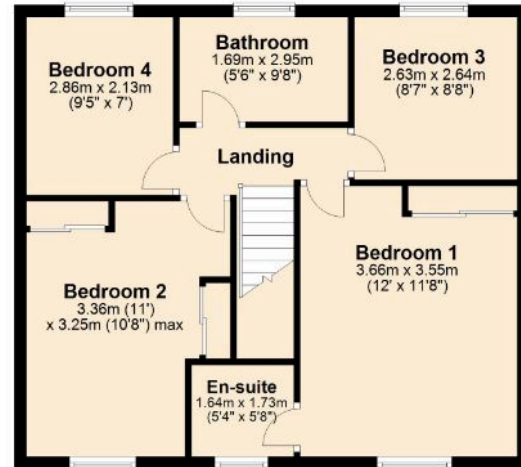
Ground Floor

Approx. 72.8 sq. metres (783.9 sq. feet)

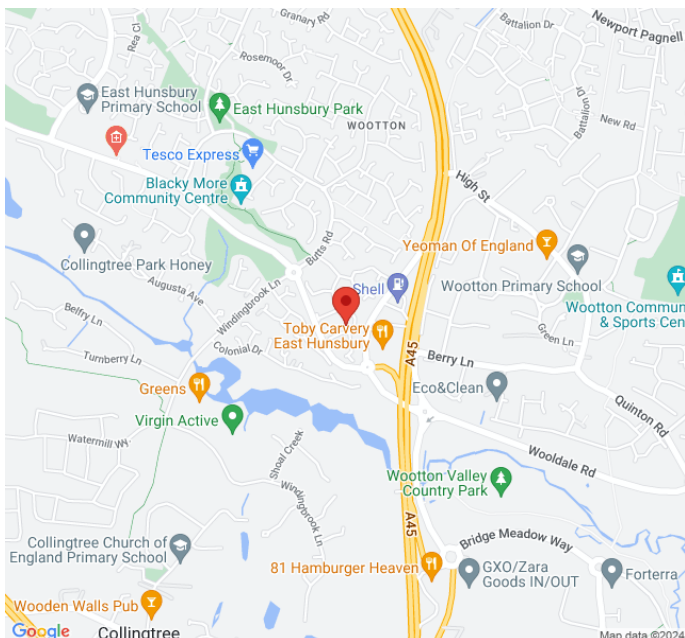


First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 126.6 sq. metres (1362.3 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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