



**42 Harcourt Way, Hunsbury Hill, Northampton, NN4 8JS**  
**£419,995 Freehold**

IMMACULATLY PRESENTED, FOUR BEDROOM, DETACHED, HOUSE situated on this highly regarded no-through development built by MSSRS 'Bloor Homes' close to the southern ring road and M1 Motorway. Accommodation offers an open fronted porch with ornate door into an entrance hall, re-fitted kitchen/breakfast room, utility and cloakroom/WC, separate dining room, sitting room with bay window, first floor landing with doors to four bedrooms (master with re-fitted stylish en-suite) and a family bathroom. Outside is generous frontage with a block paved double width driveway leading to an integral garage and an enclosed rear garden enjoying a private aspect. EPC Rating: C. Council Tax Band: E

**Popular Hunsbury Hill Development | Attractive Detached House | Four Bedrooms & Two Bathrooms | Private Rear Aspect & Views | Integral Garage & Parking | Highly Recommended**

modern marketing · traditional values

### ENTRANCE HALL

uPVC entrance door. Staircase rising to first floor landing. Radiator. Staircase rising to first floor landing with cupboard under with light.

### LOUNGE 4.52m x 3.48m (14'10 x 11'5)

Double glazed bay window to front elevation. Radiator. Feature fireplace with electric fire. Multi pane glazed doors to:

### DINING ROOM 3.07m x 2.90m (10'1 x 9'6)

Double glazed patio doors to garden. Radiator.

### KITCHEN/DINING ROOM 3.12m x 3.56m (10'3 x 11'8)

Double glazed window to rear elevation. Radiator. Gloss fronted wall and base units. One and a half bowl sink unit with mixer tap and upstand. Built in gas hob, electric oven and extractor hood. Built in dishwasher. Built in fridge/freezer. Island breakfast bar unit. Plinth lighting and downlighters to ceiling. Tiled floor.

### UTILITY ROOM 1.83m x 1.40m (6'0 x 4'7)

Obscure double glazed door to garden. Radiator. Continuation of wall and base units and matching work surfaces. Space for washing machine. Tiled floor. Wall mounted gas fired boiler.

### CLOAKROOM/WC

Obscure double glazed window to side elevation. Radiator. Suite comprising low level WC and wash hand basin. Tiled floor.

### FIRST FLOOR LANDING

Access to loft space via drop down ladder, light connected. Airing cupboard housing hot water cylinder. Doors to:

### BEDROOM ONE 3.99m x 4.11m (13'1 x 13'6)

Two double glazed windows to front elevation. Two built in wardrobes. Radiator.

### EN-SUITE 2.41m x 2.31m (7'11 x 7'7)

Obscure double glazed dormer window to front elevation. Radiator. Refitted suite comprising tiled shower cubicle, wash hand basin and WC with display shelf over.

### BEDROOM TWO 3.68m x 3.05m (12'1 x 10'0)

Double glazed window to rear elevation. Radiator. Two built in wardrobes.

### BEDROOM THREE 2.51m x 2.69m (8'3 x 8'10)

Double glazed window to rear elevation. Radiator. Built in cupboard.

### BEDROOM FOUR 2.51m x 2.29m (8'3 x 7'6)

Double glazed window to rear elevation. Radiator.

### BATHROOM 2.29m x 2.34m (7'6 x 7'8)

Obscure double glazed window to side elevation. Radiator. Suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Extractor. Tiling to dado height.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn and low level hedging. Block paved driveway leading to garage. Side gate.

#### GARAGE

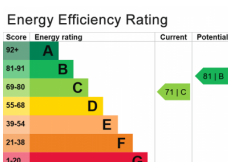
Up and over door. Power and light.

#### REAR GARDEN

Full width paved patio. Lawned beyond and shaped beds. Steps down to gravelled seating area. Enclosed by wooden panelled fencing and side gate. Water tap. Outside electric socket.

### DRAFT DETAILS

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

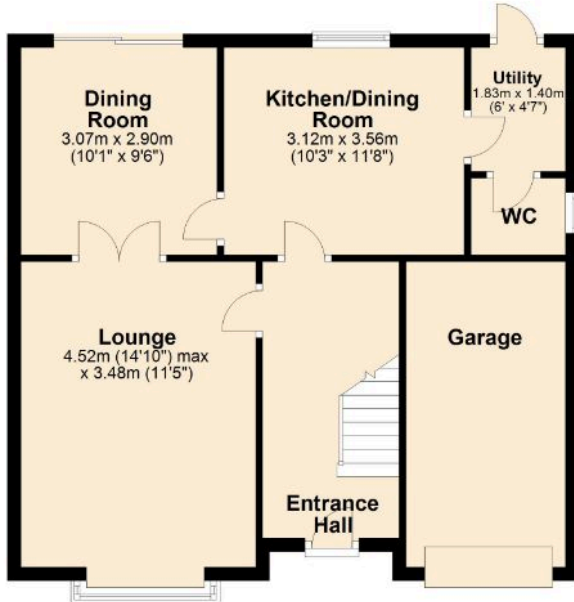


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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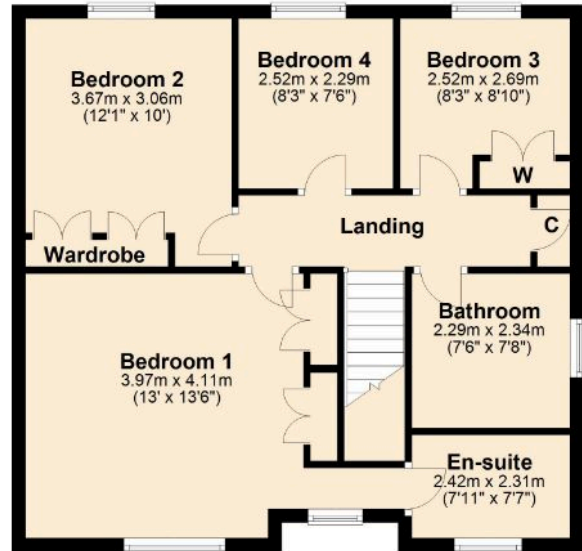
### Ground Floor

Approx. 61.5 sq. metres (661.9 sq. feet)

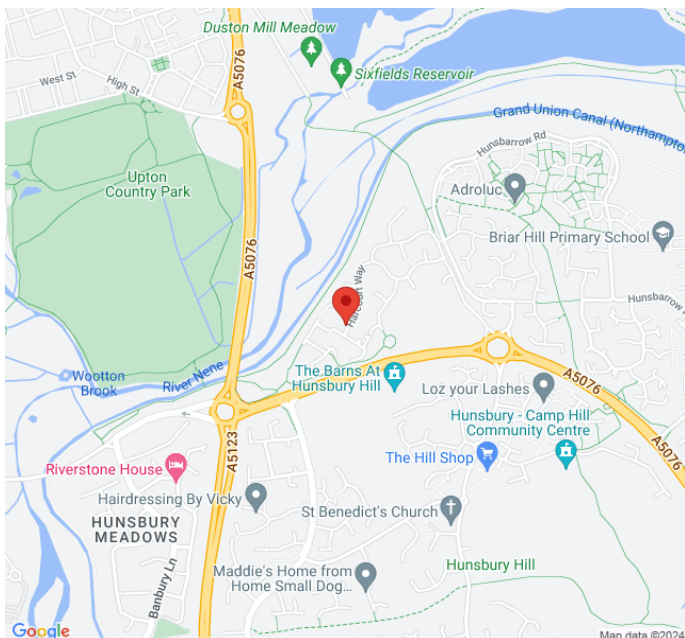


### First Floor

Approx. 64.9 sq. metres (698.2 sq. feet)



Total area: approx. 126.4 sq. metres (1360.1 sq. feet)



## LOCAL AREA INFORMATION

Built and developed in the 1990s as part of Northampton's expansion, the residential area of Hunsbury Hill is 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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