

NEW INSTRUCTION



REA CLOSE

East Hunsbury, Northampton NN4 0RE



DAVID COSBY
ESTATE AGENTS



Rea Close

East Hunsbury, Northampton, NN4 0RE

Total GIA Floor Area Inc. Garage | Approx. 119 sqm (1281 sqft)



4 Bedrooms



2 Receptions



2 Bathrooms

Features

- Four-bedroom detached family home
- Ample off-road parking
- Landscaped rear garden with seating areas
- Separate purpose-built office/hobby room
- Recently refitted modern kitchen
- Master bedroom with en-suite
- Spacious sitting room with bay window
- Open-plan dining area with garden access
- Close to local amenities and pocket parks
- Convenient for commuting via the M1 and Northampton station

Description

This beautifully maintained four-bedroom detached family home is situated in the highly sought-after area of East Hunsbury, close to a wide range of amenities and pocket parks. Internally, the property offers bright, well-proportioned accommodation throughout, including a generous sitting room with a feature bay window, an open-plan dining area leading to the recently refitted, stylish kitchen, and a separate utility room. Upstairs, there are four bedrooms, including a master bedroom with an en-suite, along with a contemporary family bathroom. The landscaped rear garden, designed for both relaxation and entertaining, features seating areas, a timber pergola, a central lawn, and established trees with well-tended shrubs and perennials. Ideal for modern family living, the property also benefits from a large block-paved driveway, meticulously landscaped gardens, and a separate purpose-built office/hobby room—perfect as a home office, gymnasium, or simply a peaceful space to enjoy the garden.



East Hunsbury also offers excellent outdoor spaces, with several pocket parks such as Penvale Park and Grangewood Park connected by footpaths, providing tranquil settings for walking, recreation, and family outings.

The Property

Entrance Hall

The property is accessed through a panelled door with full-height double-glazed side casements, sheltered by a canopy with brick pier. A tiled step leads into the welcoming hallway, where timber-effect ceramic flooring and a recessed coir mat provide a practical yet stylish finish. The space is neutrally decorated with a straight staircase featuring cut-pile carpet and brushed chrome handrails. Heating is provided by a contemporary vertical radiator, and a part-glazed door offers access to the sitting room.

Sitting Room

Positioned at the front left-hand side of the property, the sitting room is a bright space with a large segmental bay window. Neutrally decorated with recessed spotlights and a feature wall of slatted timber panelling, the room is completed by plush cut-pile carpet flooring. A contemporary vertical column radiator provides heating, and a wide opening leads through to the dining room and kitchen.

Dining Room

Situated at the rear of the property, the dining room provides convenient access to the rear garden through double-glazed French doors with matching side lights. Ideal for entertaining, the room features oak-effect laminate flooring and a large top-hung casement window overlooking the rear garden. Walls have two-tone emulsion, and heating is provided via a contemporary vertical column radiator.

Kitchen

Recently fitted with modern base units and goosewing-grey cupboard doors, the kitchen includes a large central island with a breakfast bar area featuring a Smeg five-burner induction hob. Natural light floods the room through a large top-hung casement window, and the walls are finished in two-tone emulsion. The kitchen is further equipped with a two-unit brushed chrome sink, a two-door electric oven, a dishwasher, and a fridge. Matching grey oak-effect laminate flooring runs throughout the dining room and kitchen areas. The kitchen also benefits from stylish plinth lighting and two pendant lights above the island. A slatted door provides access to the utility room.



The Property

Utility Room

Fitted with matching base units and two tall storage units, the utility room includes a circular chrome sink and a top-hung casement window. Flooring is finished with grey oak-effect laminate tiles, and heating is provided by a vertical column radiator. Slatted doors lead to the cloakroom and garage/storage area.

Cloakroom

The cloakroom features an integral wash hand basin with a chrome mixer tap and a WC with a concealed cistern set within a vanity unit. The space is finished with ceramic floor tiling and splashbacks, with mechanical extract ventilation and recessed spotlights. Heating is by way of a chrome ladder towel rail.

First Floor Landing

The galleried landing, with tempered glass balustrading and chrome plinths, has good natural lighting from a Velux. Floors are finished with cut-pile carpet, and white slatted doors provide access to the bedrooms, bathroom, and airing cupboard. A hinged ceiling hatch allows access to the roof void, and recessed lighting completes the space.

Master Bedroom

This spacious double bedroom is located at the front of the property with natural light via a two-unit window. The room features cut-pile carpet and two-tone emulsion walls. Ample storage is available, including built-in shelving above the stairs. Heating is provided by a contemporary single-fin radiator, and a door leads to the en-suite.

En-suite

The en-suite is a bright space featuring a large, frosted casement window and a modern three-piece suite, including a walk-in shower with a rainfall apron-rose, a ceramic WC with concealed cistern, and a wash hand basin set within a white vanity unit. The floor is tiled, and heating is provided by a powder-coated white ladder towel rail.

Bedroom 2

A double bedroom located at the rear of the property, offering views over the landscaped garden. The room features cut-pile carpet and neutral décor, with heating provided by a contemporary radiator.



The Property

Bedroom 3

A single bedroom located at the front of the property, featuring a two-unit casement window overlooking the front aspect. Cut-pile carpet and motif-lined walls complete the room, with heating by a single-fin contemporary radiator.

Bedroom 4

Another single bedroom located at the rear, offering garden views. The room is neutrally decorated, with a feature wall of decorative lining paper and cut-pile carpet. Heating is by way of a single-fin contemporary radiator.

Bathroom

Located at the rear of the property, the bathroom is fitted with a contemporary three-piece suite comprising a bath with a chrome shower featuring traditional rainfall apron-rose, a sit-on ceramic sink with chrome mixer tap, and a WC with a concealed cistern. Full-height ceramic tiling and stylish niches enhance the bath area, and mechanical extract ventilation has been installed. The floor is finished with large ceramic tiles, and heating is provided by a black chrome ladder towel rail.

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Grounds

Front Aspect

The property is set back from Rea Close, with a large block-paved driveway providing off-road parking for multiple vehicles. Boundaries consist of well-tended hedgerows, close-board timber fencing, and horizontal slatted fencing. Raised timber planters filled with shrubs, including Japanese Maple and Christmas Berry, enhance the front aspect. A side gate leads to the rear garden.

Side and Rear Aspects

The rear garden features newly laid slate-effect paving and quartz shingle borders, leading to a matching patio area. Timber trellising, raised planters, and a central lawn play area create a delightful outdoor space, ideal for children and entertaining. There is also a timber pergola and a circular shingle seating area beneath a bay tree to provide a perfect retreat.

Office/Hobby Room

The purpose-built office/hobby room, constructed with low-level red brick and timber shiplap boarding, is ideal for study or relaxation. Inside, it features electric panel heating, power, and recessed lighting. The space is tastefully finished with exposed brickwork and rustic timber cladding. Double-glazed windows and French doors allow natural light to flood in, creating a bright and welcoming atmosphere.

Garage/Storage Area

The garage/storage area, accessed via double swing barn-style doors, provides convenient storage and houses the modern combination boiler and gas meter. Recessed spotlights offer lighting, and there is space for an additional fridge/freezer.



Location

East Hunsbury is a desirable residential area in Northampton, well-known for its excellent transport links and vibrant community. With easy access to the M1 motorway, it is ideal for commuters, and regular train services from Northampton station offer a journey time to London Euston in approximately one hour.

The area is well-served by local amenities, including a Waitrose supermarket and the popular Dobbies Garden Centre, both within close proximity. For leisure activities, Danes Camp Leisure Centre, just a short walk away, offers a gym, swimming pool, and fitness classes, while the nearby Sixfields Leisure Complex provides additional entertainment options, including a cinema, bowling alley, and a variety of restaurants.

East Hunsbury also offers excellent outdoor spaces, with several pocket parks such as Penvale Park and Grangewood Park connected by footpaths, providing tranquil settings for walking, recreation, and family outings.

For families, East Hunsbury is home to several well-regarded schools, and Northampton School for Girls is easily accessible, making the area particularly appealing for those seeking quality education options.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas & Electricity

Council Tax: Band C **EPC:** Rating TBC

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



Home Office / Hobby Room



Location Plan (not to scale)

Rea Close, East Hunsbury, Northampton, NN4 0RE

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 119 sqm (1281 sqft)

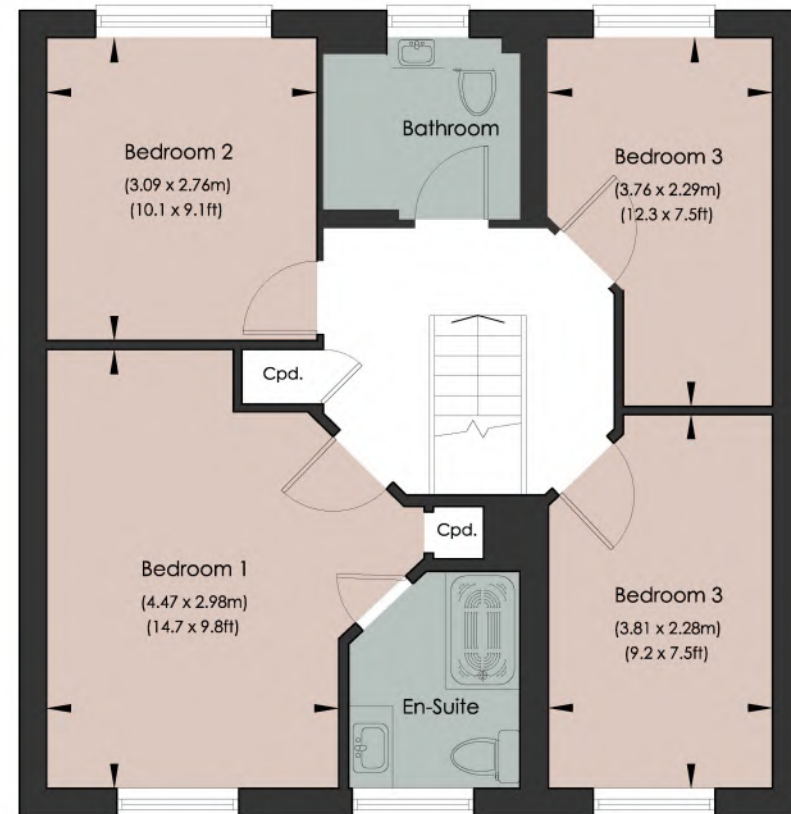


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 62 sqm (667 sqft)



FIRST FLOOR GIA = 57 sqm (614 sqft)



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