

NEW INSTRUCTION



SANDOVER

East Hunsbury, Northampton, NN4 0TS



DAVID COSBY
ESTATE AGENTS



Sandover

East Hunsbury, Northampton, NN4 0TS

Total GIA (Gross Internal Area) Approx. 111 sqm (1195 sqft)

Features

- Detached family home in East Hunsbury
- Four bedrooms (en suite to bedroom two)
- Two versatile reception rooms
- Spacious kitchen and dining area
- Stylish bathroom and ground floor cloakroom
- Large block-paved driveway for several vehicles
- Landscaped rear garden with covered entertaining area
- Built-in wardrobes to three bedrooms
- Excellent local schools and transport links

Description

An attractive detached family home located in the popular East Hunsbury area of Northampton offering versatile and well-balanced accommodation over two floors.

The house is set back from the road behind a large block-paved driveway and presents an appealing façade, with a segmental bay window, full-width canopy, and first-floor mock-Tudor panelling. Internally, the accommodation includes four bedrooms, two reception rooms, and a spacious kitchen and dining area forming the hub of the home. The principal bedroom benefits from an en suite, and there is a separate family bathroom and ground floor cloakroom.

The rear garden has been thoughtfully landscaped to provide a mix of entertaining and recreational spaces, including a covered deck, riven stone-effect patio, and artificial lawn. There is ample parking to the front for several vehicles and useful side access.



An attractive four-bedroom detached home in sought-after East Hunsbury, offering spacious and versatile living with a landscaped rear garden and ample off-road parking.

Ground Floor Accommodation

Entrance Hall

Accessed via a traditionally styled six-panel entrance door with upper double-glazed panes and matching side casement, the hallway creates a welcoming first impression. The floor is fitted with a recessed entrance mat and dark oak-effect porcelain tiles, with part decorative lining paper to the walls. A straight flight of timber stairs, finished with a plush cut-pile carpet and handrail, rises to the first-floor accommodation.

Family Room

A versatile living space currently arranged as a family snug and cinema room, with a three-unit casement window to the front aspect. The walls are neutrally decorated, and the floor is finished with oak-effect timber laminate boards.

Sitting Room

The sitting room benefits from good natural light through a four-unit segmental bay window. This functional and inviting space features a cut-pile carpet underfoot and neutrally decorated walls, with ample room for seating and freestanding furniture.

Kitchen / Dining Room

The hub of the home, this spacious kitchen and dining area is ideal for family living and entertaining, with two casement windows overlooking the landscaped rear garden.

The dining area offers space for a large table and chairs, with dark oak-effect porcelain tiles and walls finished in a Hague Blue-style emulsion. Recessed ceiling lights provide artificial lighting, while a three-unit window frames garden views.

The kitchen features a modern range of base and eye-level units with white laminated surfaces and curved oak worktops. Integrated appliances include a Bosch double electric oven, induction hob with brushed chrome extractor, fridge-freezer, dishwasher and drinks cooler. A circular stainless-steel sink with chrome mixer tap sits beneath the rear window.

Cloakroom

Stylishly decorated with half-height ceramic metro tiles and grey emulsion to the upper walls, the cloakroom is fitted with a close-coupled WC and a ceramic wash hand basin with a chrome mixer tap set within a vanity unit. A mechanical extract system has been installed, complemented by recessed ceiling spotlights.





First Floor Accommodation

First Floor Landing

The first floor landing is finished with a cut-pile carpet and neutrally decorated walls. Two-panel doors open to the bedrooms, bathroom and airing cupboard, and a ceiling hatch provides access to the roof void. Recessed spotlights offer artificial lighting, and a mains-backed smoke detection system is installed.

Bedroom One

A well-proportioned double bedroom to the front left-hand side of the property, featuring a three-unit leaded light window. The floor is laid with a grey cut-pile carpet and the walls are finished in a light green emulsion. A built-in two-door wardrobe with clothes rail and upper shelving provides ample storage.

Bedroom Two

A generously sized single bedroom with a two-unit casement window to the front aspect. The floor is laid with matching cut-pile carpet, and recessed ceiling lights provide a modern finish. A two-panel door opens to the en suite shower room.

En Suite

Finished with marble-effect wall and floor tiles, the en suite includes a close-coupled WC, a double-ended 'P'-shaped bath with chrome mixer tap, shower over with rainfall rose, and a tempered glass screen. A sit-on ceramic basin with chrome mixer tap sits atop a dark timber-effect vanity unit. Natural light is provided by a frosted two-unit window, complemented by recessed spotlights and mechanical ventilation.

Bedroom Three

A double bedroom to the rear left-hand side of the property with tasteful decorative lining paper. A two-unit window overlooks the rear garden, and a built-in single-door wardrobe with clothes rail and shelving offers useful storage.

Bedroom Four

Originally designed as a single bedroom or study, this room has been adapted by the current owners to create a functional dressing room. It includes a large two-door wardrobe with shelving and double clothes rails, as well as a single-door over-stairs wardrobe. A two-unit window to the front provides natural light.



Grounds

Front Aspect

Set back from Sandover, the property enjoys an attractive street presence with a large block-paved driveway providing off-road parking for several vehicles. The façade features a segmental bay window, a full-width canopy, and first-floor mock-Tudor panelling. A gated pathway to the right-hand side provides access to the rear garden.

Rear Aspect

The rear garden enjoys a good degree of natural sunlight throughout the day and has been carefully landscaped to provide a balanced combination of entertaining space, recreation, and practical use.

A raised timber deck, accessed from the rear lobby, features a high-quality seating area beneath a canopy, creating an ideal setting for outdoor dining and relaxation. The pathway extends to the rear right-hand side of the garden, leading to a further large riven stone-effect patio, perfectly positioned to enjoy the afternoon sun.

At the centre, an area of artificial lawn is bordered by well-maintained cherry laurels set within a slate shingle edge, adding year-round foliage.

A substantial timber shed, with a fixed glazed window and a framed, ledged and braced access door, provides useful storage space and could also serve as a potting shed. The garden boundaries are defined by stained timber posts and close-board fencing, offering privacy and a smart appearance.



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Location

The property is situated on a no through road in the popular East Hunsbury area of Northampton, approximately three miles south-west of the town centre.

East Hunsbury is well served by transport links, benefiting from proximity to the M1 (junction 15) for direct access to London and the Midlands, and easy connections to the A45 and A43 for wider regional travel. Northampton railway station, located a few miles away, provides regular services to London Euston and Birmingham via the West Coast Main Line.

East Hunsbury residents enjoy a range of local amenities including two retail parks—Blacky More and Merefield—with supermarkets (including a 24-hour store), pharmacy, coffee shop, optician, and takeaways. For leisure and sport, Danes Camp Leisure Centre features a swimming pool, fitness facilities, and the nearby Collingtree Park Golf Club offers a well-regarded course and clubhouse.

The area is family-friendly, with multiple recreational parks, the historic Hunsbury Hill Country Park (featuring an Iron-Age hill fort and heritage railway), and sports clubs such as the Welland Valley Football Club.

Families are well catered for by an excellent selection of schools. Primary education is available at East Hunsbury Primary and Simon de Senlis Primary, while secondary and all-through education is provided by local institutions including Wootton Park Secondary and Abbeyfield School.

Property Information

Local Authority: West Northamptonshire Council

Services: Mains Water, Gas, Electricity, and Drainage

Council Tax: Band C **EPC:** TBC **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. 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. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



Sandover, East Hunsbury, NN4 0TS

Approximate GIA (Gross External Area) = 111 sqm (1195 sqft)

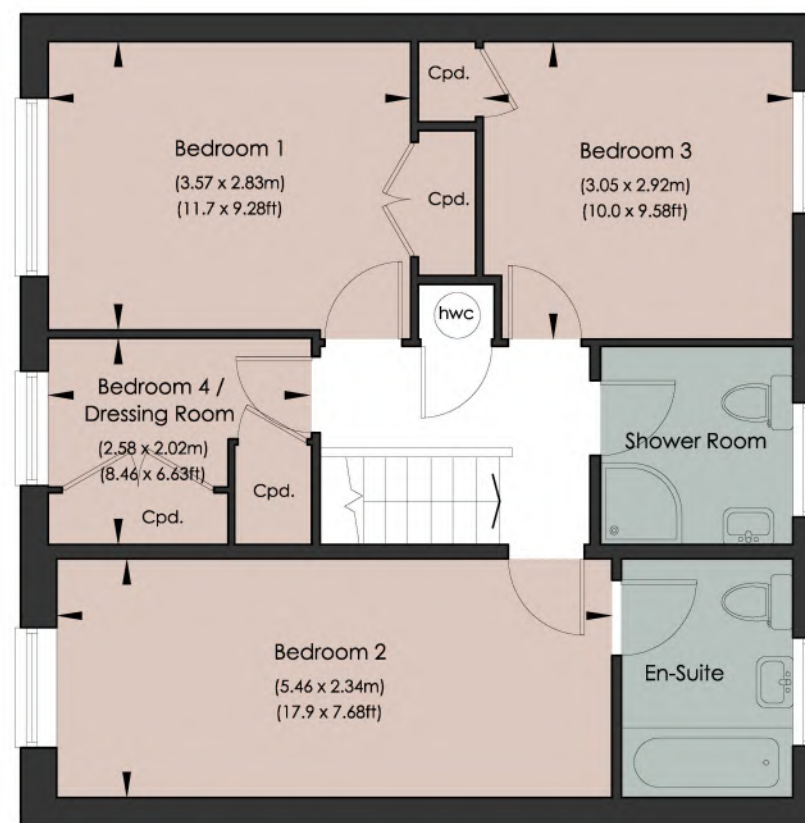


David Cosby Chartered Surveyors & Estate Agents

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 = 57 sqm (613 sqft)



FIRST FLOOR GIA = 54 sqm (581 sqft)



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