

NEW INSTRUCTION



STUART CLOSE

West Hunsbury, Northampton, NN4 9YZ



DAVID COSBY
ESTATE AGENTS



Stuart Close

West Hunsbury, Northampton, NN4

Total GIA (Gross Internal Area) Approx. 86 sqm (926 sqft)

Features

- Detached two-bedroom bungalow
- Quiet cul-de-sac location in popular West Hunsbury
- Convenient access to local schools and amenities
- Spacious living room with bay window and feature fireplace
- Kitchen with integrated oven, hob, and breakfast bar
- Two bedrooms, one with fitted wardrobe
- Garage with power and lighting, plus off-road parking
- Enclosed rear garden backing onto open parkland
- Offered with no upper chain

Description

An attractive two-bedroom detached bungalow, pleasantly situated within a quiet cul-de-sac in the sought-after area of West Hunsbury, with open parkland views to the rear. The property benefits from a block-paved driveway providing off-road parking and leading to an attached single garage. Built of red facing brick beneath dual-pitched pan-tiled roofs, the bungalow features an appealing mock timber gable frontage.

The accommodation is arranged around a central lobby and includes a well-proportioned sitting room with bay window and decorative fireplace, a fitted kitchen with breakfast bar, two bedrooms (the principal with built-in wardrobes and garden views), a shower room, and a conservatory overlooking the rear garden. Outside, the property enjoys a low-maintenance front garden with gravel and planting, a hardstanding side garden with gated access, and a rear garden laid mainly to lawn with patio area, storage shed, and open outlook over the adjoining parkland.



A well-presented two-bedroom bungalow offering versatile living space, attractive gardens, and pleasant views across adjoining parkland.

Accommodation

Entrance Porch

Accessed via a panelled entrance door with decorative double-glazed upper section and three-point locking mechanism, the porch is finished with cut pile carpeting, neutral décor, and perimeter coving. A six-panel internal door opens into the main sitting room.

Sitting Room

A well-proportioned room with ample space for both seating and perimeter furniture, featuring a segmental leaded-light bay window to the front aspect that brings in natural light. The floors are fitted with cut pile carpet, and the walls are neutrally decorated with perimeter coving. A decorative fireplace with marble-effect hearth houses an open-flame gas fire, creating an attractive focal point. A six-panel door leads through to the inner hallway, which includes two useful storage cupboards, one housing the hot water cylinder with slatted pine shelving. From the hallway, further six-panel doors provide access to the bedrooms, shower room, and kitchen.

Kitchen

Situated to the right-hand side of the property, the kitchen enjoys good natural light from a part-glazed door with three-point locking mechanism and adjoining timber casement windows. The flooring is finished with timber-effect laminate, and there is a practical breakfast bar with seating for two. Walls are neutrally decorated, complemented by perimeter coving to the ceiling.

The kitchen is fitted with a range of white laminated base and wall units with flush doors and a stainless-steel sink with chrome mixer tap. Built-in appliances include a single electric oven, microwave/grill combination, and a four-burner gas hob. There is also space for a slimline dishwasher, washing machine, and a tall fridge freezer.





DAVID COSBY
ESTATE AGENTS



Accommodation

Bedroom 1

Positioned to the rear left-hand side of the property, this double bedroom features a large four-unit casement window with pleasant views over the garden and adjoining parkland. Ample storage is provided by a built-in four-door wardrobe with fitted shelving and additional cupboard space above. The room is finished with cut pile carpeting, neutral décor, and offers a light and comfortable setting.

Bedroom 2

Located to the rear right-hand side of the property, this versatile room overlooks the conservatory and rear garden. It is suitable as a single bedroom, home office, or additional reception room. The space is neutrally decorated, with timber-effect laminate flooring providing a practical finish.

Shower Room

Centrally positioned to the rear of the property, the shower room benefits from a frosted two-unit casement window providing natural light and ventilation. The floors are finished with grey ceramic tiles, complemented by full-height wall tiling with contrasting mosaic detailing. The suite comprises a WC with concealed cistern and a wash basin with ceramic mixer tap, both set within a slimline vanity unit offering useful storage. A spacious quadrant shower enclosure is fitted with a grab rail and retractable seat, combining practicality with comfort.

Conservatory

Positioned to the rear of the property, the conservatory offers an excellent year-round living space with panoramic views across the garden and adjoining parkland. Constructed with facing brick dwarf walls and double-glazed perimeter windows beneath a hipped roof, the room is finished with timber-effect laminate flooring. A large sliding double-glazed door opens directly onto the patio, creating a seamless indoor-outdoor connection ideal for entertaining or relaxation.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents guide you through your next move with confidence. From accurate, evidence-based valuations to carefully crafted marketing materials and expert negotiation, we take pride in delivering a service that is both personal and professional.



Grounds

Front Aspect

The property is set back from Stuart Close, with a drop kerb giving vehicular access to a block-paved driveway leading to the attached single garage. The driveway continues across the front elevation, with a timber gate to the side providing pedestrian access to the rear garden. The front garden is attractively arranged with a mix of slate shingle and gravel, incorporating a raised planter and a mature rose tree. A projecting timbered gable with segmental bay window enhances the frontage and adds character to the property.

Garage

Positioned to the front left-hand side, the attached single garage is of cavity wall construction with facing brickwork beneath a pitched tiled roof. Internally, it has exposed blockwork walls and a screeded floor, providing a dry and versatile space suitable for vehicle parking, storage, or workshop use. The garage also houses the condensing boiler and benefits from both power and lighting.

Side and Rear Gardens

The side garden is laid to hardstanding and enclosed by close-board timber fencing, with a part-glazed door and flanking casement windows giving convenient access into the kitchen. The rear garden is predominantly lawned, complemented by a curved patio adjoining the conservatory that provides a sunny and sheltered spot for outdoor dining or relaxation. A timber post-and-rail fence with low conifer planting defines the rear boundary and enjoys an open outlook across adjoining parkland. In the far right-hand corner, a further hardstanding area accommodates a useful timber storage shed.



Location

West Hunsbury is a well-established residential area to the south of Northampton, popular with families and professionals due to its excellent local amenities and convenient transport links. The area benefits from a good range of everyday facilities including a large Tesco superstore at Mereway, community shops, a medical centre, and public houses. Local leisure opportunities include Hunsbury Hill Country Park, the historic Iron Age hill fort, and extensive green spaces with footpaths and cycle routes.

Schooling is well provided for, with primary education available at Hunsbury Park Primary School and a choice of secondary schools within Northampton, including Abbeyfield School and Northampton School for Boys. A wider selection of independent and grammar schools can be found in Northampton and the surrounding area.

The property is well connected, with easy access to the A45 ring road, the M1 motorway (Junctions 15 and 15A), and A508 to Towcester and Milton Keynes. Northampton railway station is located approximately three miles away, offering regular mainline services to London Euston and Birmingham.

West Hunsbury also benefits from its proximity to nearby villages such as Milton Malsor and Collingtree, which offer additional community facilities, traditional village pubs, and attractive Northamptonshire countryside.

Property Information

Local Authority: West Northamptonshire Council

Services: Mains Water, Gas, Electricity, and Drainage

Council Tax: Band C **EPC:** D **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.



Stuart Close, West Hunsbury, NN4 9YZ

Approximate GIA (Gross External Area) Inc. Garage = 86sqm (926 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 (Inc. Garage) = 86 sqm (926 sqft)



WEST HUNSBURY

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

We are regulated by the Royal Institution of Chartered Surveyors (RICS) and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

- No fixed-term contract
- No tie-in period
- A competitive 1% fee (inc. VAT)
- No Sale – No Fee

As an independent, family-run business, we place your best interests at the heart of everything we do, offering a personal, comprehensive service that larger corporate agencies simply cannot match.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01604 979628

www.davidcosby.co.uk