



# Hunsbury Hill Avenue

Hunsbury Hill, Northampton

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SALES & LETTINGS





# Hunsbury Hill Avenue

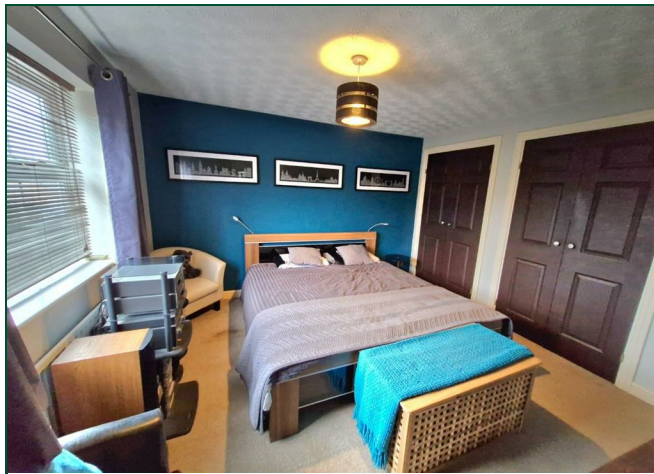
Hunsbury Hill  
NN4 8JQ

Price  
£420,000

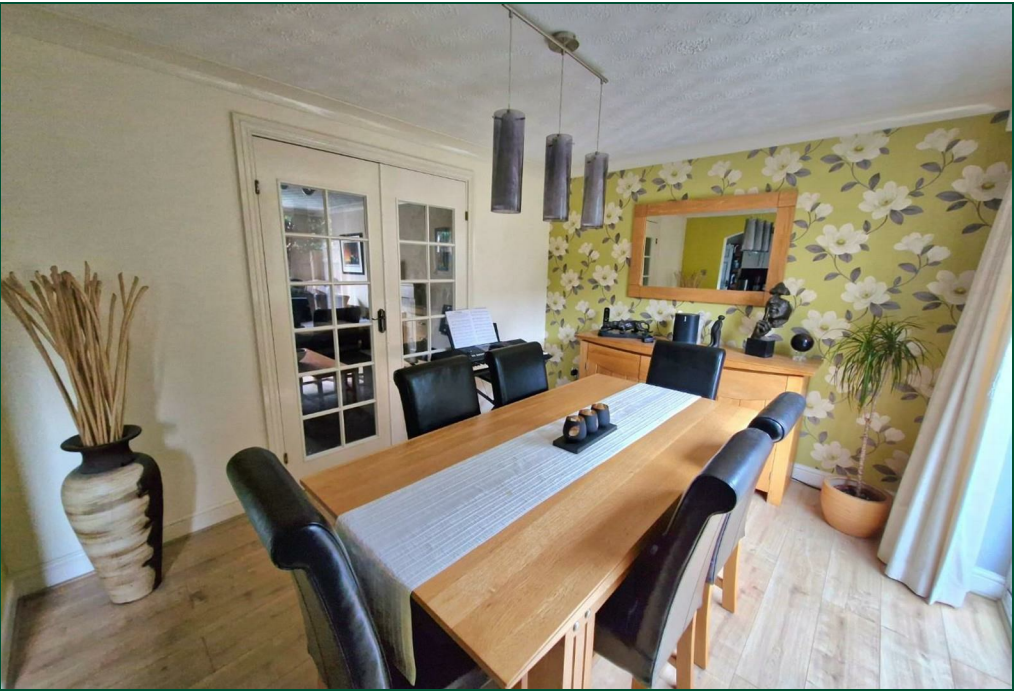
**This super modern four bedroom detached family home is offered for sale in the very popular area of Hunsbury Hill. The property provides good access to many local schools in the surrounding area.**

The accommodation comprises entrance hall with stairs to first floor, cloakroom/WC, sitting room with box bay window to front and double doors to dining room with French doors to the rear garden and open to a lovely modern re-fitted kitchen with built-in appliances, space for large dining table and chairs in the centre and a door to utility room with door to the rear garden. On the first floor is a family bathroom, four bedrooms with en-suite to the master and two of the bedrooms having built-in double wardrobes. Outside is a front garden with block paved driveway providing off road parking leading to a single garage. To the rear is a very nice enclosed garden with patio to the immediate rear, partly laid to lawn with mature tree and shrub borders and steps leading to a raised decked area providing outside seating. Further benefits include uPVC double glazing and gas radiator heating. (B/1641/M)

- Modern four bedroom detached home
- Separate reception rooms
- Lovely re-fitted kitchen and utility room
- Gas radiator heating
- Private rear garden with raised decking area
- Off road parking and single garage

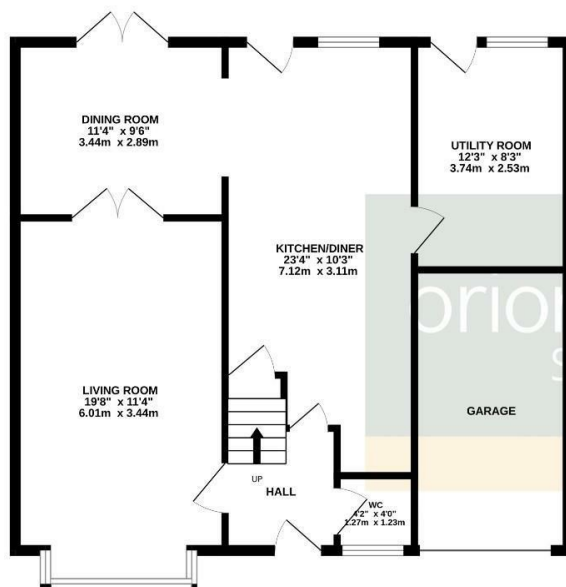




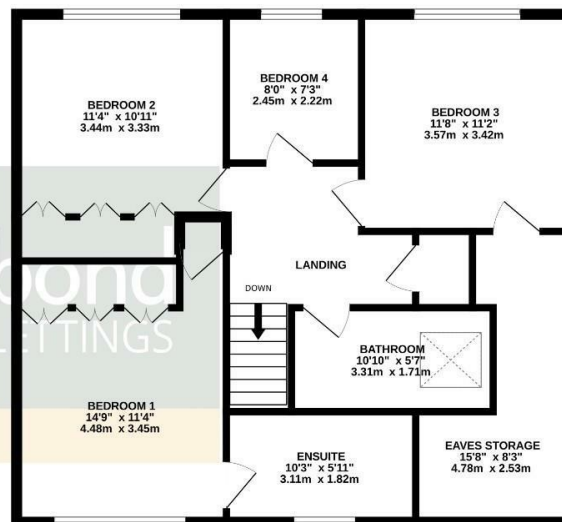




GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.

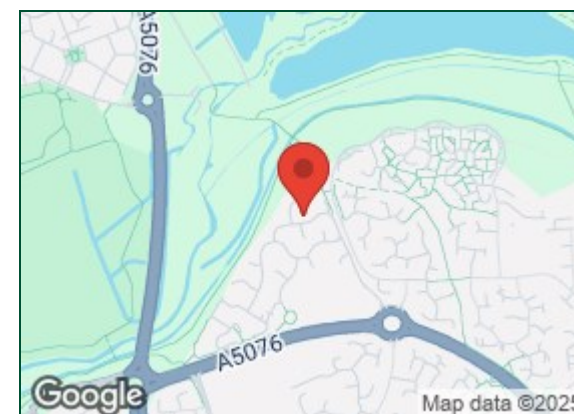


1ST FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 1641 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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