

30 Sarek Park

West Hunsbury, Northampton, NN4 9YA

£599,995 Freehold



Situated on a desirable cul-de-sac within West Hunsbury is this well presented detached family home boasting modern interiors, four double bedrooms, three reception rooms, private gardens, off road parking and a double garage.

In brief the accommodation comprises, entrance hall, WC, study/playroom, sitting room, dining room, conservatory, kitchen/ breakfast room and utility.

First floor landing, bedroom one with refitted en-suite, three further double bedrooms and family bathroom.

Outside to the front is a lawned garden with bedded areas and a block paved double width driveway that leads toward a double garage. To the rear is a private, wrap around garden mainly laid to lawn with bedded borders and a large decked patio area.

EPC Rating D. Council Tax Band F.



ENTRANCE HALL

Entrance via wooden door with obscure glazed windows to either side. Radiator. Stairs rising to first floor landing. Tiled flooring. Coving.

CLOAKROOM 0.94m x 1.98m (3'1 x 6'6)

Obscure double glazed window to side elevation. Radiator. Suite comprising dual flush WC and wall mounted wash hand basin with mixer tap over and storage below. Tiled splash backs. Tiled flooring. Coving.

STUDY 2.66m x 1.99m (8'9 x 6'6)

Double glazed window to side elevation. Radiator. Wood effect flooring. Coving.

SITTING ROOM 3.90m x 5.86m (12'10 x 19'3)

Four double glazed windows to front elevation. Two radiators. Gas fire place. Television aerial point. Wood effect flooring. Coving. Glazed double door to:

DINING ROOM 3.46m x 2.91m (11'4 x 9'7)

Double glazed window to rear elevation. Radiator. Wood effect flooring. Coving. Door to kitchen. Double glazed door to conservatory.

CONSERVATORY 2.70m x 3.84m (8'10 x 12'7)

Brick and uPVC construction. uPVC double glazed windows overlooking the rear garden. Tiled flooring. uPVC double glazed French doors to rear garden.

KITCHEN / BREAKFAST ROOM 3.48m x 4.65m (11'5 x 15'3)

Two double glazed windows to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with roll top work surfaces over. Two built in ovens. Fitted microwave, electric hob and extractor hood. Fitted dishwasher. Stainless steel sink and drainer unit with mixer hose tap over. Tiled splash backs. Tiled flooring. Breakfast bar. Recessed ceiling spotlights. Door to:

UTILITY ROOM 2.61m x 1.98m (8'7 x 6'6)

Double glazed window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with roll top work surfaces. Stainless steel one and a half bowl sink and drainer unit with mixer tap over. Space for white goods. Tiled splash backs. Tiled flooring. Coving. Double glazed door to rear garden.

FIRST FLOOR LANDING

Double glazed window to side elevation. Coving. Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 3.15m x 4.28m (10'4 x 14'1)

Double glazed window to front elevation. Radiator. Panelling to one wall. Wall light points. Coving. Double glazed door to balcony. Door to:

EN-SUITE 2.65m x 1.96m (8'8 x 6'5)

Obscure double glazed window to front elevation. Heated towel rail. Suite comprising double shower cubicle, twin wash hand basins with mixer taps over and storage below and dual flush WC. Tiled flooring. Tiled splash backs. Extractor fan. Recessed ceiling spotlights.

BEDROOM TWO 3.59m x 3.29m (11'9 x 10'10)

Double glazed window to rear elevation. Radiator. Fitted wardrobes. Coving.

BEDROOM THREE 2.64m x 4.11m (8'8 x 13'6)

Double glazed window to rear elevation. Radiator. Fitted wardrobes. Coving.

BEDROOM FOUR 2.67m x 3.27m (8'9 x 10'9)

Double glazed window to side elevation. Radiator. Coving. Double glazed door to balcony.

BATHROOM 2.62m x 2.11m (8'7 x 6'11)

Obscure double glazed window to rear elevation. Radiator. Suite comprising panelled bath with electric shower over, pedestal wash hand basin and WC. Tiled splash backs. Mosaic tile effect vinyl flooring. Coving. Recessed ceiling spotlights.

OUTSIDE

FRONT GARDEN

Lawned garden with bedded plants, shrubs and trees. Block paved double width driveway leading toward the double garage. Paved path to front door and side access gate.

REAR GARDEN

Mainly laid to lawn with large decked patio area. Bedded borders housing a variety of shrubs, plants and trees. Gated side and rear access. Door to garage. Wooden covered seating area to one corner.

DRAFT DETAILS

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





Local Area Information

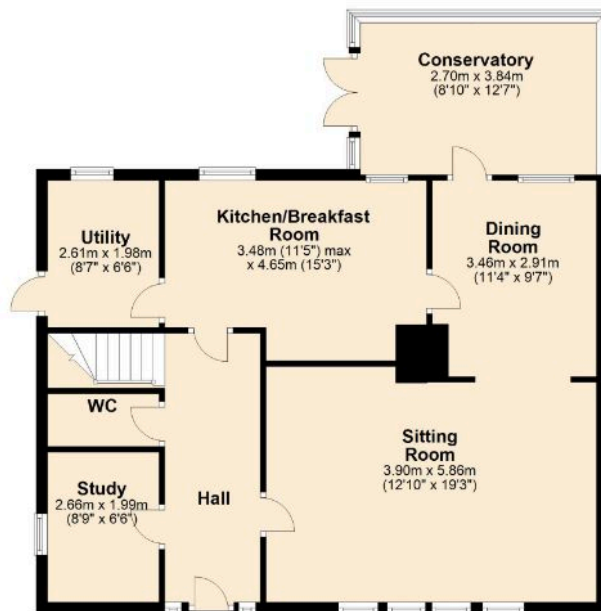
Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area 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.

Jackson Grundy | The Village Agency
 The Corner House
 1 St Giles Square
 Northampton
 NN1 1DA

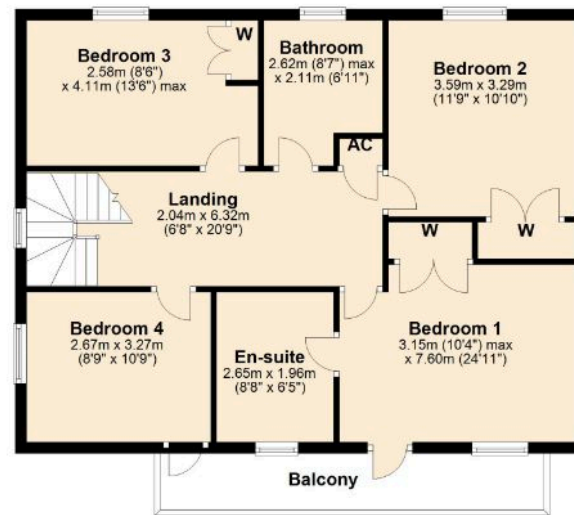
T: 01604 624900
 E: thevillageagency@jacksongrundy.co.uk
 W: jacksongrundy.com



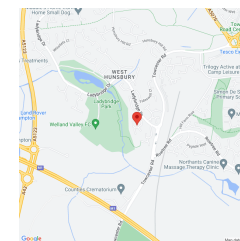
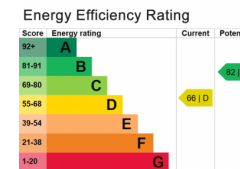
Ground Floor
 Approx. 84.7 sq. metres (911.3 sq. feet)



First Floor
 Approx. 76.7 sq. metres (825.1 sq. feet)



Total area: approx. 161.3 sq. metres (1736.4 sq. feet)



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.