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ESTATE AGENTS



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10 Hunsbury Hill Avenue, Northampton, NN4 8JQ

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This attractive modern four bedroomed detached family house was extensively refurbished in 2021 and has been maintained in immaculate order by the present owners. The stylish interior includes a superb open plan kitchen/breakfast room measuring 31 feet in length together with an integrated utility area. The master bedroom has a shower room ensuite refitted to a high standard as is the family bathroom which includes a bath and shower and the house stands in private gardens which are walled at the rear and which include a garage and ample off road parking space.

## Price £465,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

9'7 x 5'8

Approached through a PVCU front door the hall has LVT flooring and contains the stairs rising to the first floor with a concealed under stairs shoe storage cupboard. Moulded panel doors lead to:-

##### CLOAKROOM

5'0 x 4'6

With a modern white suite of WC and vanity wash basin with cupboards under there are ceramic tiled splash areas, a fitted mirror, vertical heated towel rail and window to front elevation.

##### LOUNGE

18'0 x 11'9

A well proportioned room with coved ceiling and composite fire suite with gas log effect fire and a six bay window to the front elevation with fitted shutters.



##### KITCHEN/BREAKFAST ROOM

31'5 x 11'10

A fabulous open plan room the kitchen area fitted with extensive floor and wall cabinets with high gloss doors and concealed worktop lighting above the polished Quartz work surfaces. Integrated appliances include the one and a half bowl sink with mixer tap, Neff induction hob beneath a cooker hood, the eye level oven and microwave also by Neff and the integrated Neff dishwasher and integrated fridge/freezer. There is an island unit forming a breakfast bar also with polished Quartz work surface and this area is open plan to:-



##### UTILITY AREA

10'4 x 8'10

With further floor and wall cabinets and integrated Bosch washing machine.

##### BREAKFAST AREA

A wall mounted TV point and french doors open to the rear terrace and garden.



#### FIRST FLOOR

##### LANDING

9'2 x 5'11

With roof void access hatch and coved ceiling there is a linen cupboard with slatted shelving and doors lead to:-



##### MASTER BEDROOM SUITE

##### BEDROOM ONE

12'1 x 12'1

With an extensive range of built in wardrobes to one wall with shelving and hanging space there is a wall mounted TV point, three casement window to the front elevation and door to:-



##### SHOWER ROOM ENSUITE

9'10 x 4'11

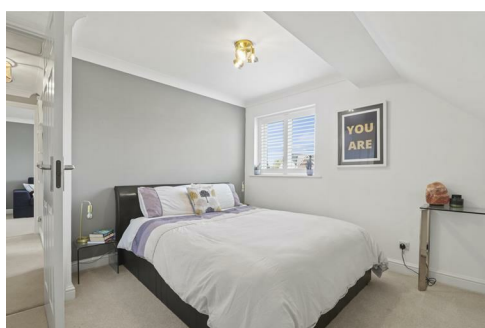
Very well fitted with a white suite of WC with concealed cistern, vanity wash basin with cupboards under, a shower suite with rain shower and height adjustable shower, fitted wall mirrors, stainless steel vertical heated towel rail and ceramic tiled splash areas.



##### BEDROOM TWO

12'2 x 11'7

With part vaulted ceiling and two casement window to the rear elevation there is a door leading to a boarded eaves storage area.



##### BEDROOM THREE

11'8 x 8'11

With twin built in wardrobes with shelving and hanging space and window to rear elevation.

##### BEDROOM FOUR

8'6 x 6'11

With two casement window to the rear elevation this room is used as a work from home office.

##### FAMILY BATHROOM

11'0 x 5'6

Stylishly fitted with a white suite of twin ended bath with side mixer tap, glazed shower suite with rain shower and height adjustable head, WC with concealed cistern and vanity wash basin, mirror fronted cabinet with integrated LED lighting and vertical heated towel rail. There is a velux roof light.



##### OUTSIDE

The house stands back from Hunsbury Hill Avenue behind an open plan front garden which comprises a private drive with side by side parking in front of the integral garage and attractive landscaping which could provide additional off road parking if required.

##### GARAGE

16'8 x 8'5

Approached through an up and over door and with light and power connected.

##### REAR GARDEN

The rear garden is approached by an Indian limestone terrace and is largely laid to lawn with well stocked flower borders bounded by a combination of brick walls and close boarded fencing. At the far end of the garden there is a raised sun deck ideal for enjoying the evening sun.

##### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a Vaillant combination gas fired boiler and there is an integrated water softener. The property has a security alarm system and an electrical vehicle charging point.

##### COUNCIL TAX

West Northamptonshire Council - Band E

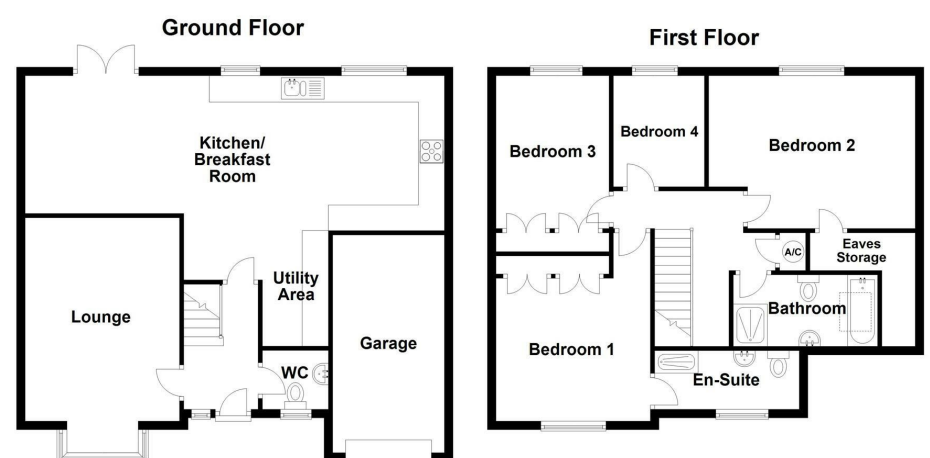
##### LOCAL AMENITIES

Danes Camp Leisure Centre and Tesco Supermarket are situated approximately half a mile distant. Sixfields Leisure Complex is close by and there are extensive parks, walks, a fishing lake and canal. There is a bus service from Hunsbury Road to and from the town centre and motorway access to junction 15 of the M1 motorway via the A508 and to junction 15a of the M1 motorway via Upton Way.

##### HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along Cotton End towards Far Cotton. At the traffic lights turn right into St Leonards Road and at the next roundabout turn left onto the Towcester Road. Proceed over the next roundabout and at the roundabout with the A45 take the third exit onto Danes Camp Way A45. At the next roundabout take the third exit into Hunsbury Hill Avenue and follow the road down as it bears to the left and the property can be found towards the bottom on the right hand side.

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Not to scale. For illustrative purposes only