

HEDGEWAY, NORTHAMPTON, NN4

£299,995 | 3 Bed House - Detached

BELVOIR!



BELVOIR! offer to the market this well presented three bedroom detached family home in the desirable location of Hedgeway, East Hunsbury. The property is ideally situated with easy access to local parks, motorway links, restaurants and shops, as well as being in the catchment area for Wootton Hall Park school.

The accommodation in brief comprises; entrance hall, downstairs cloakroom, lounge, open plan kitchen/diner and conservatory that overlooks the rear garden. The first floor offers two double bedrooms, a single bedroom and the family bathroom. Outside are low maintenance front and rear gardens. The rear garden has been carefully landscaped providing a combination of lawn, gravel and patio areas for entertaining. Further benefits include a single garage, double glazing and ample off road parking to the side of the property.

COUNCIL TAX BAND: C

- Three Bedrooms
- Detached House
- Single Garage & Driveway
- Cloakroom
- Conservatory
- Catchment for Wootton Hall Park School

Entrance Hall

Cloakroom 6'3 x 2'4 (1.91m x 0.71m)

Lounge 15'2 (max) x 13'6 (max) (4.62m (max) x 4.11m (max))

Kitchen/Dining Room 15'2 x 8'8 (4.62m x 2.64m)

Conservatory

Bedroom One 11'3 x 8'9 (3.43m x 2.67m)

Bedroom Two 9'5 x 8'4 (2.87m x 2.54m)

Bedroom Three 6'5 x 6'2 (1.96m x 1.88m)

Bathroom 6'5 x 5'7 (1.96m x 1.70m)

Draft Details.

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

Disclaimer.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Hedgeway, East Hunsbury



Approx. Gross Internal Floor Area 694 sq. ft. / 64.46 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property.

