

HAWKSNEST, NORTHAMPTON, NN4

£450,000 | 4 Bed House - Detached

BELVOIR!



Belvoir Estate Agents are delighted to offer for sale this executive four bedroom detached house with double garage that occupies a generous corner plot. The well maintained accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, first floor landing, bedroom one with en-suite, three further bedrooms and a family bathroom. The property further benefits from gas radiator heating, upvc double glazing, off road parking for several cars and a good sized garden.

Owners of homes in this prestigious location are members of the Grangewood residents club. This Club is a unique community facility created from a Grade II listed barn located at the centre of the 264-home Grangewood estate in East Hunsbury, Northampton. Facilities for members and their guests to enjoy include two licensed bars, a full-sized outdoor tennis court, outdoor seating area and children's play area together with an indoor squash court and changing rooms.

COUNCIL TAX BAND: E

- Four Bedrooms
- Executive Detached House
- Desirable Location
- Generous Corner Plot
- Double Garage
- Off Road Parking
- En Suite
- Cloakroom

Draft Details.

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

Disclaimer.

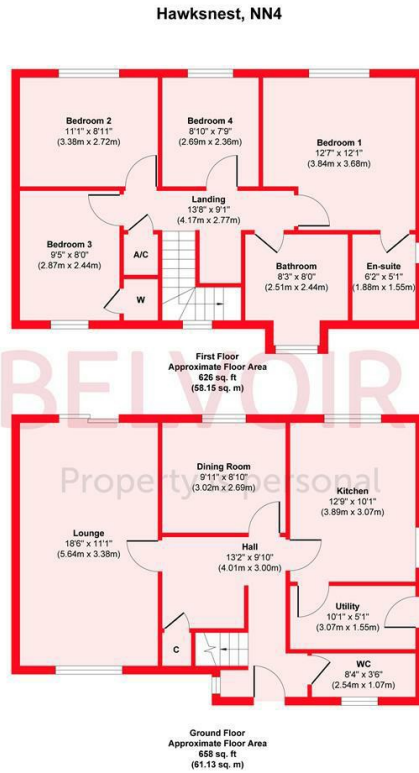
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		78



Approx. Gross Internal Floor Area 1284 sq. ft / 119.28 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property.

