

for sale

guide price **£400,000 -£425,000**



Grangewood East Hunsbury Northampton NN4 0QN

****GUIDE PRICE £400,000 - £425,000**** Extended detached family home located in a cul-de-sac in the popular location of East Hunsbury. The property benefits from a dual aspect living room, spacious kitchen leading to the dining room and four bedrooms with en suite to bedroom one.

Grangewood East Hunsbury Northampton NN4 0QN

Entrance Hall

UPVC double glazed door to the side elevation. Doors leading to cloakroom, living room, kitchen. Stairs rising to first floor landing and wall mounted radiator,

Living Room

23' 2" Max x 11' 6" (7.06m Max x 3.51m)

UPVC double glazed window to the front elevation and UPVC double glazed patio doors to the rear elevation. Feature gas fire place, wall mounted radiator, coving to ceiling and TV point.

Dining Room

15' 5" x 12' 1" (4.70m x 3.68m)

UPVC patio doors to the rear elevation, wall mounted radiator and coving to ceiling.

Kitchen

15' 5" x 12' 1" Max (4.70m x 3.68m Max)

Fitted with a range of wall and base level units. Stainless steel sink with mixer tap set onto wooden work surfaces. Integral under counter fridge and freezer, dishwasher, washing machine and electric oven with five ring gas hob and cooker hood over. Wall mounted radiator, UPVC double glazed window to the front elevation, UPVC door to the side elevation and double wooden glazed panelled door leading to the dining room.

First Floor Landing

Stairs rising from the entrance hall. Door leading of to four bedrooms and the family bathroom. Access to the loft space. UPVC double glazed window to the rear elevation.

Bedroom One

13' 8" x 9' Up to wardrobe (4.17m x 2.74m Up to wardrobe)

UPVC double glazed window to the rear elevation, fitted wardrobes, coving to ceiling and wall mounted radiator. Door leading to en-suite.

En-Suite

Three piece suite comprising shower cubicle, low level flush w.c and vanity wash hand basin unit, fully tiled. Wall mounted towel rail, coving to ceiling, and UPVC window to the side elevation.

Bedroom Two

11' 5" x 11' 2" Up to wardrobe (3.48m x 3.40m Up to wardrobe)

UPVC double glazed window to the front elevation, built in wardrobes, coving to ceiling and wall mounted radiator.

Bedroom Three

8' 8" min x 8' 4" to wardrobe (2.64m min x 2.54m to wardrobe)

UPVC double glazed window to the front elevation, built in wardrobe, coving to ceiling and wall mounted radiator.



Bedroom Four

6' 6" x 8' 8" (1.98m x 2.64m)

UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece tiled suite comprising panelled bath with mixer tap, low level w.c, pedestal wash hand basin, wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Outside

Front Garden

Mainly block paved driveway providing off road parking. Shrub borders and gated access to the side leading to the rear garden.

Rear Garden

Mainly laid to lawn with mature shrub borders and spacious patio. Outdoor tap and timber retaining fence.

Garage

Timber up and over door.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL406032 - 0006

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/ref-WFL406032



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk