



# 8 Merlin Grove

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



## 8 Merlin Grove

East Hunsbury

NN4 0QH

£495,000

A well presented four double bedroom detached family home situated in a desirable cul-de-sac within the popular area of East Hunsbury offering accommodation over two floors approaching 1,600 square feet.

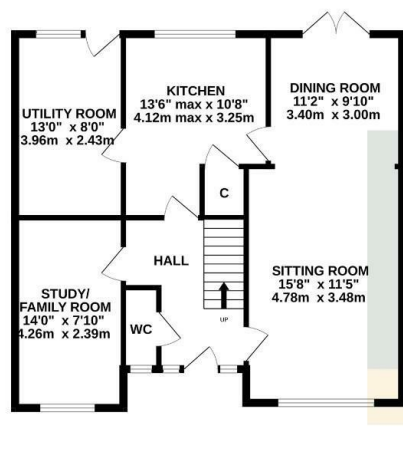
Accommodation comprises; Entrance hall, cloakroom/w/c, sitting room, dining room, kitchen, utility room and study/family room. To the first floor are four double bedrooms, en-suite and family bathroom. Outside is a spacious driveway, double garage and landscaped, enclosed rear garden. (A/1593/M)

- Extended Detached Home
- Three Reception Rooms
- Four Double Bedrooms
- En-Suite to Main Bedroom
- Landscaped Garden
- Double Garage and Driveway

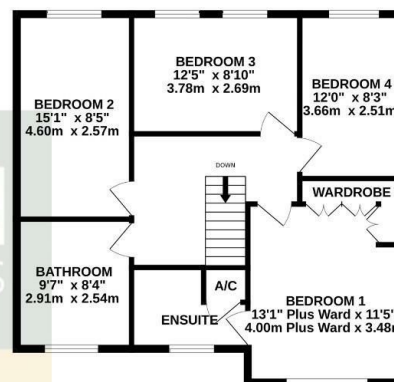




GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (163.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Hunsbury Sales

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