



**17 Rosemoor Drive**  
East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



# 17 Rosemoor Drive

East Hunsbury  
NN4 0XD

GUIDE PRICE £425,000

A well presented four bedroom detached family home, situated on a corner plot, within the desirable area of East Hunsbury. This property offers accommodation over two floors approaching 1,300 square feet.

Entrance hall, cloakroom/WC, generous sitting room, dining room, kitchen/breakfast room and a separate utility room. To the first floor is four bedrooms and a family bathroom with the master bedroom offering fitted wardrobes and a fabulous en-suite. Outside is a lawned front garden with double width driveway leading to an attached tandem length garage and to the rear is a private, enclosed landscaped garden. Further benefits include uPVC double glazing and gas radiator heating. (B/1259/M)

### Additional information

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

### 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.

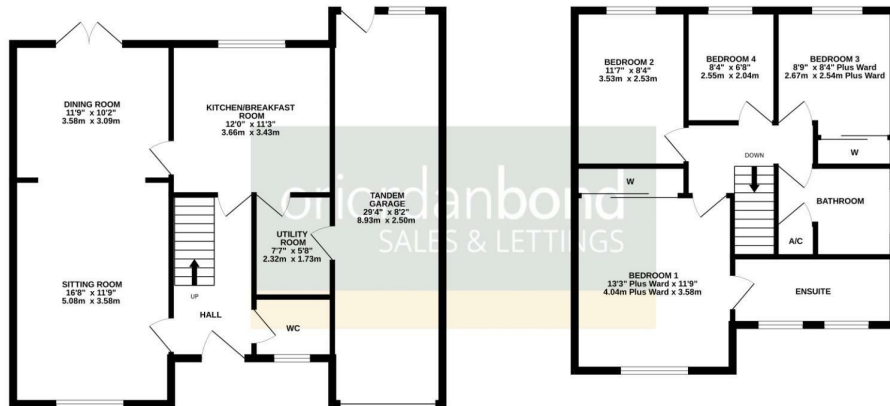
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GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA - 1432 sq.ft. (133.0 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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