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FOR SALE  
01604 706 007

**31 Rosemoor Drive**  
East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



## 31 Rosemoor Drive

East Hunsbury

NN4 0XD

£425,000

Offered to the market with no onward chain is this four bedroom detached family home, situated at the end of a cul-de-sac, within the desirable area of East Hunsbury. This property offers generous accommodation over two floors of over 1,300 square feet.

Entrance hall, cloakroom/WC, sitting room, dining room, conservatory, kitchen/breakfast room with appliances, utility, four good size bedrooms and a family bathroom. The master bedroom also offers an en-suite. Outside to the front is a corner plot lawned garden with driveway for several cars leading to an attached tandem length garage with electric roller door. The rear garden is private and southerly facing with timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (B/1359/M)

AGENTS NOTE - There are Solar PV Panels fitted to the rear of the property.

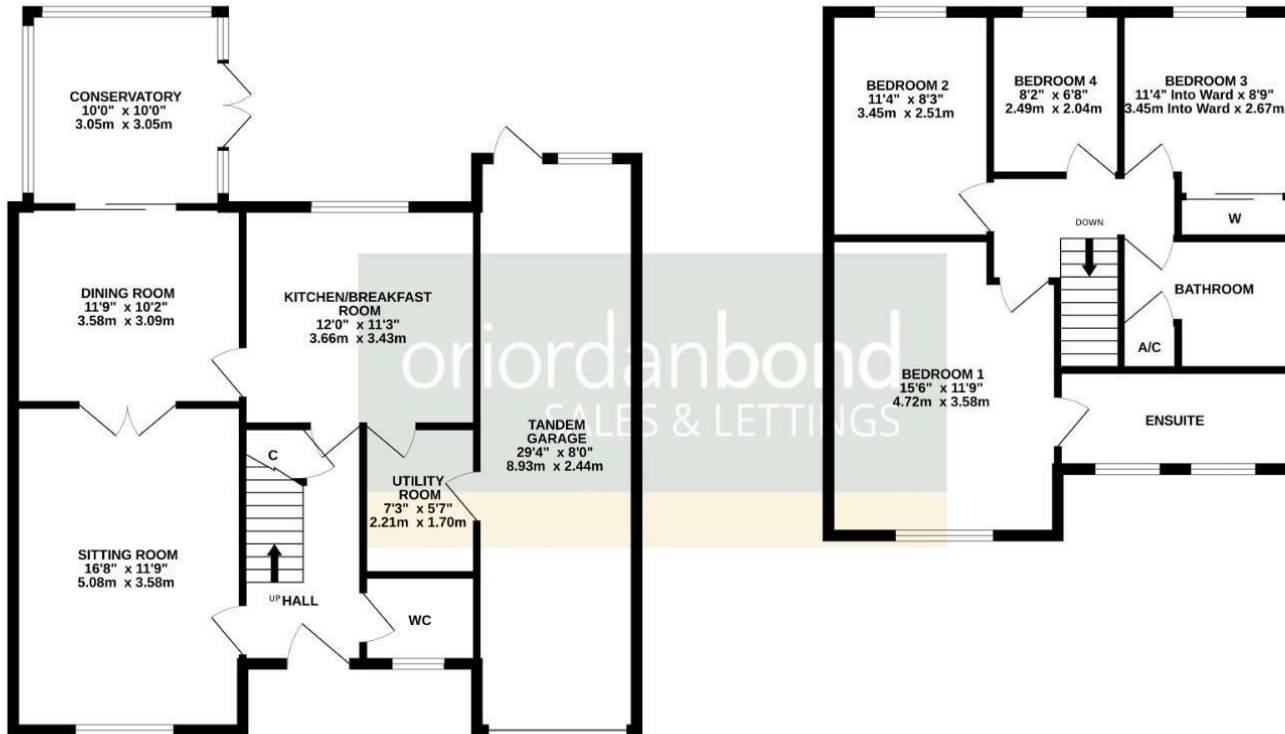
- Four bedroom detached home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Gas radiator heating
- South facing rear garden
- Tandem length garage





GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.

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



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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: E
- 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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