



**33 Icknield Drive**  
**West Hunsbury, Northampton**

**oriordanbond**  
SALES & LETTINGS



## 33 Icknield Drive

West Hunsbury

NN4 9YS

£365,000

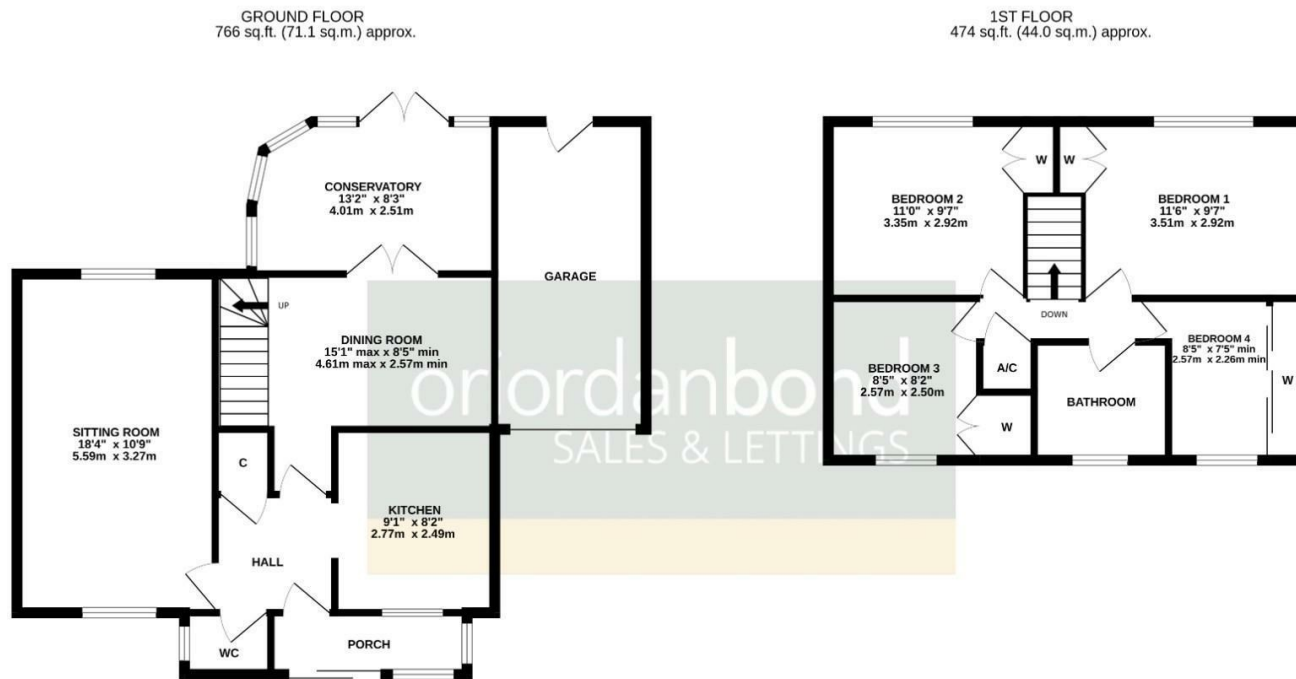
**A well presented four bedroom detached family home situated in the ever popular area of West Hunsbury. This property offers generous accommodation over two floors.**

Entrance porch, hallway with cloakroom/WC off, an 18' sitting room, separate dining room with patio doors to a conservatory and a modern fitted kitchen with integrated appliances. To the first floor are four bedrooms with fitted wardrobes and a modern family bathroom. Outside to the front is a lawned garden and block paved double width driveway leading to an attached single garage. The rear garden is southerly facing and mainly laid to lawn, has paved seating areas, a timber shed and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating with a re-fitted combination boiler. (B/1239/M)

- Well presented four bedroom detached home
- Two reception rooms
- Conservatory
- Gas radiator heating
- South facing rear garden
- Driveway and garage







TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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: 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.

O'Riordan Bond Hunsbury Sales

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