



# West Rising

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



## West Rising

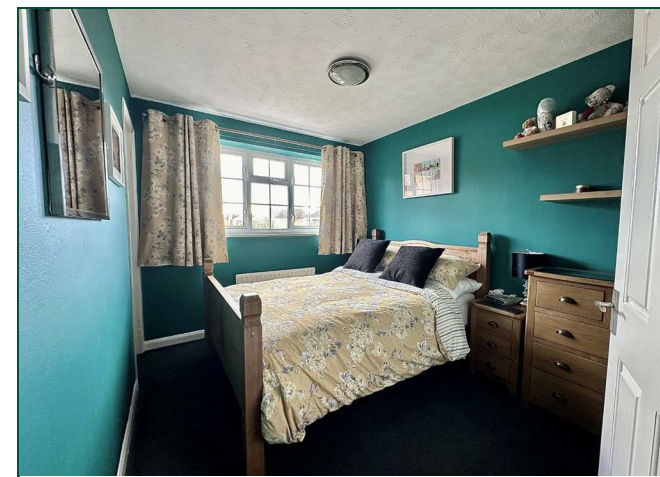
East Hunsbury  
NN4 0TR

Price  
£425,000

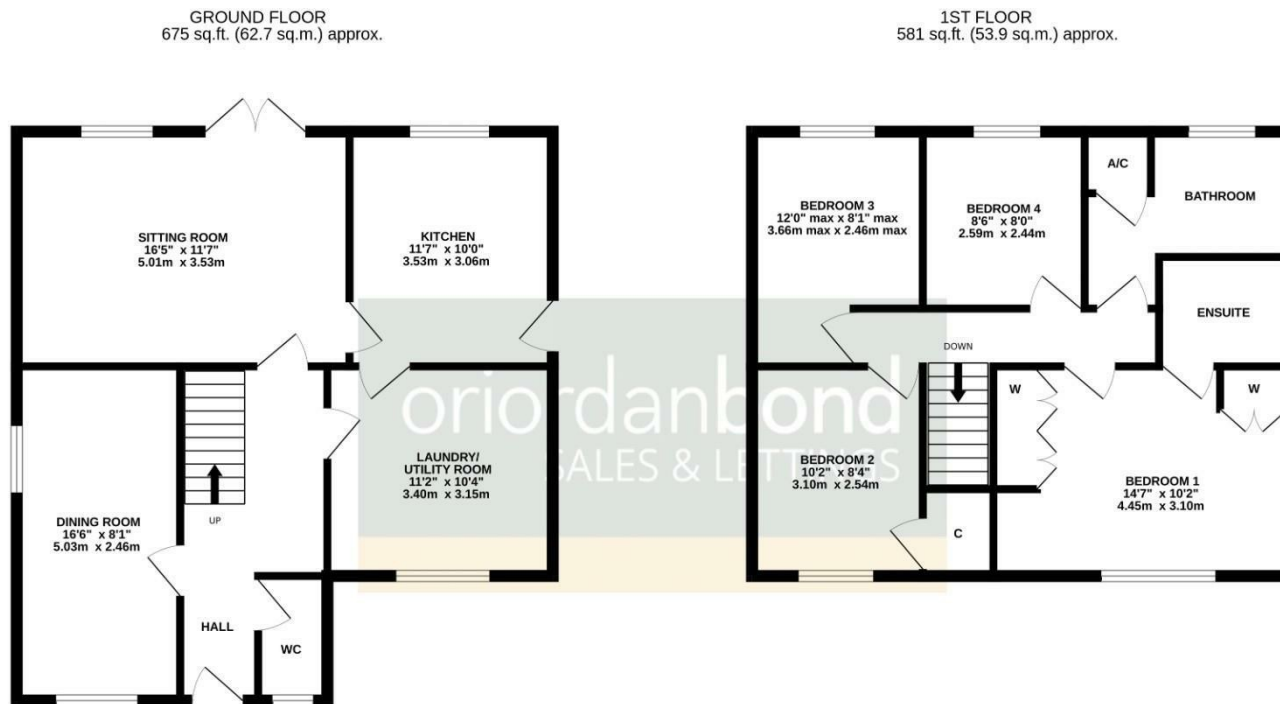
**An immaculately presented four double bedroom detached family home, nestled at the end of a cul-de-sac, within the popular area of East Hunsbury, offering accommodation of over 1,250 square feet.**

Accommodation comprises entrance hall, cloakroom/WC and doors to all other rooms. There is a generous sitting room with patio doors to the rear garden, a separate dining room, modern fitted kitchen with integrated appliances and a large laundry/utility room. To the first floor is access to loft space, four double bedrooms with an en-suite to the master and a modern family bathroom. Outside, to the front is a driveway for up to four cars and a beautifully maintained, larger than average westerly facing rear garden with separate vegetable patch. Further benefits include uPVC double glazing, gas radiator heating and solar PV panels. This outstanding property must be viewed to be fully appreciated. (A/1255/M)

- Immaculate four double bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Modern fitted kitchen and bathroom
- Beautifully maintained westerly facing rear garden
- Ample off road parking







TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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