



# Holbein Gardens

West Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



# Holbein Gardens

West Hunsbury  
NN4 9XT

Price  
£469,995

O'Riordan Bond is delighted to offer for sale this well presented four/five bedroom detached family home, nestled in a cul-de-sac, within the desirable area of West Hunsbury. This property offers generous accommodation over two floors.

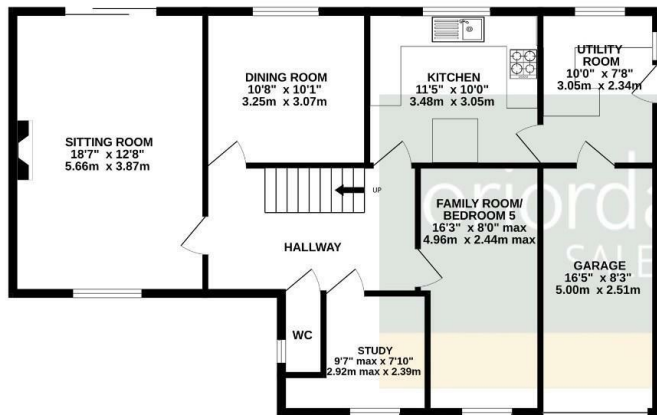
Spacious entrance hall, cloakroom/WC, 18' sitting room with ample space for furniture and patio doors to the rear garden, a dining room, kitchen with integrated appliances, a separate utility room, a study and a family room/fifth bedroom. To the first floor is a good size landing and doors to four bedrooms and a family bathroom. There are fitted wardrobes to three bedrooms and an en-suite to the master bedroom. Outside, to the front is a lawned garden and block paved driveway for several cars leading to an integral garage. To the rear is a fantastic private garden, backing onto woodland, offering a paved patio seating area, manicured lawn with deep, mature planted borders and timber fencing to enclose. Further benefits include double glazing and gas radiator heating. (A/1623/M)

- Well presented four/five bedroom detached home
- En-suite to master bedroom
- Four reception rooms
- Gas radiator heating
- Private manicured rear garden
- Driveway and integral garage

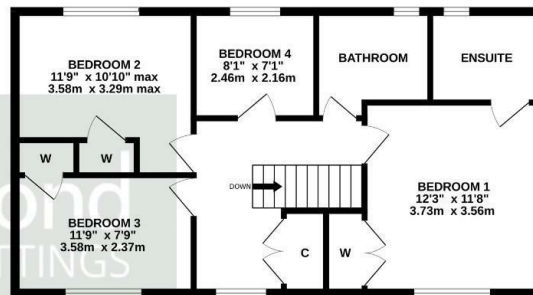




GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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: 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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