



Peregrine Place

East Hunsbury, Northampton

oriordanbond
SALES & LETTINGS



Peregrine Place

East Hunsbury
NN4 0SL

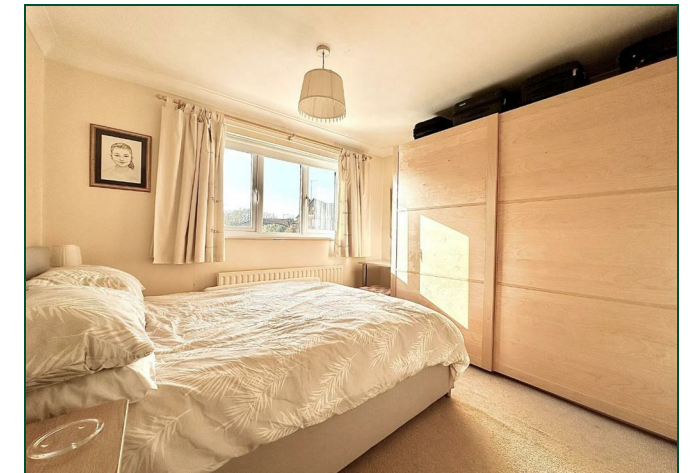
Guide Price
£475,000

An immaculately presented five bedroom detached family home situated in the desirable Grangewood Development within East Hunsbury. This property has been extended and modernised by the current owners and offers generous accommodation over two floors

Spacious entrance hall with stairs to the first floor and storage under, a re-fitted cloakroom/WC and doors to all other rooms. There is a good size sitting room with wood burner and dining room off with patio doors to the rear garden and a fabulous re-fitted kitchen/breakfast room. To the first floor is access to the loft space, five ample bedrooms and a family bathroom. The master bedroom provides fitted wardrobes and has a re-fitted, contemporary en-suite shower room. Outside is a lawned front garden and a double width driveway leading to a larger than average, extended garage with utility and workshop areas. The rear garden is westerly facing and has been fully landscaped offering a manicured lawn, composite decked seating areas, an established fish pond and timber fencing to enclose. There is also a separate vegetable garden to the side. Further benefits include uPVC double glazing and gas radiator heating with refitted boiler. (A/1471/M)

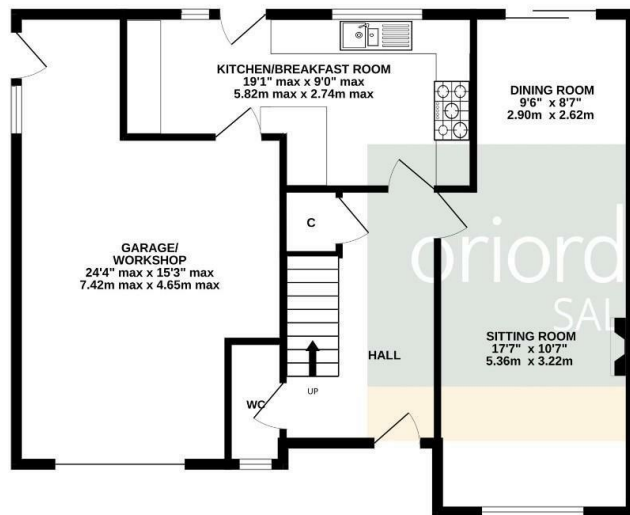
AGENTS NOTE - Membership to the Grangewood Club is mandatory - charges in 2024/2025 are approx. £271 (including VAT)

- Immaculate five bedroom detached home
- Re-fitted en-suite to master bedroom
- Re-fitted kitchen/breakfast room
- Gas radiator heating
- Westerly facing landscaped rear garden
- Driveway and large garage with utility and workshop areas

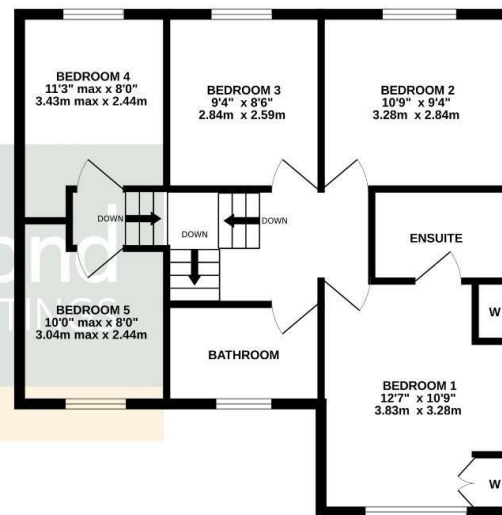




GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.

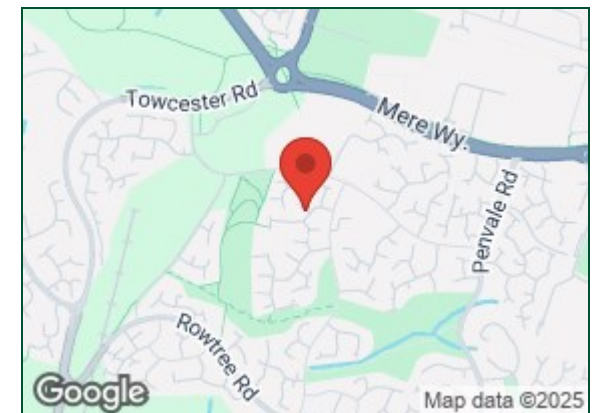


1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.6 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: 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.

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