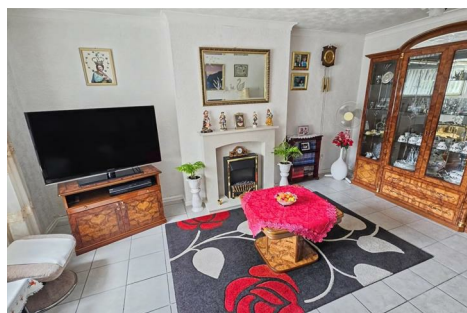


**9 Whaddon Close  
West Hunsbury  
NORTHAMPTON  
NN4 9XS**

**£425,000**



- **DETACHED BUNGALOW**
- **KITCHEN / DINER**
- **CLOAKROOM**
- **DOUBLE GLAZING**

- **THREE BEDROOMS**
- **LOUNGE**
- **GARAGE & PARKING**
- **ENERGY EFFICIENCY RATING; D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Situated within a quiet cul de sac in the highly sought after area of West Hunsbury, this well presented three bedroom detached bungalow offers spacious single level living with excellent access to local amenities, schools and Northampton's road network. The property benefits from a refitted kitchen dining room, a modern four piece bathroom suite, generous off road parking, a larger than average garage and a beautifully maintained rear garden.

The accommodation comprises entrance porch, welcoming hallway, cloakroom, spacious lounge, refitted kitchen dining room, three bedrooms and a contemporary family bathroom. Further benefits include UPVC double glazing, gas fired central heating, extensive block paved driveway parking and a substantial garage with electric roller shutter door.

### **Entrance Porch**

Accessed via a double-glazed entrance door with matching side window, the entrance porch provides a practical introduction to the property and features tiled flooring with access through to the main hallway.

### **Entrance Hall**

A central hallway providing access to all principal rooms. Finished with tiled flooring and offering a bright and welcoming feel throughout.

### **Cloakroom**

Fitted with a two-piece suite comprising a low-level WC and wash hand basin. The room benefits from a double-glazed window to the front elevation, tiled flooring, and useful built-in storage.

### **Lounge**

16'0" x 12'4" (4.90 x 3.78)

A spacious and comfortable reception room featuring a large double-glazed window to the front aspect, allowing for excellent natural light. The room is centred around an attractive feature fireplace with decorative surround and hearth, creating an inviting focal point.

### **Kitchen / Diner**

18'2" 12'9" (5.54 3.89)

A generously proportioned and refitted kitchen/dining space, ideal for both everyday family living and entertaining. The kitchen is fitted with a range of wall and base units complemented by ample worktop space, incorporating a stainless-steel sink and drainer with mixer tap. Integrated appliances include an electric oven and induction hob with extractor canopy above. There is additional space for white goods and a dining table, whilst a double-glazed window and door provide views and access to the rear garden.

### **Bedroom One**

13'10" x 9'4" (4.22 x 2.87)

A well-proportioned principal bedroom positioned to the rear of the property, enjoying views over the garden. The room benefits from fitted wardrobes providing excellent storage and ample space for additional bedroom furniture.

### **Bedroom Two**

10'9" x 8'7" (3.30 x 2.64)

A versatile double bedroom with a double-glazed window to the side elevation and space for a range of bedroom furnishings.

### **Bedroom Three**

11'10" x 8'9" (3.63 x 2.69)

A generously sized third bedroom overlooking the rear garden, offering flexibility for use as a guest bedroom, home office, or hobby room.

### **Bathroom**

Fitted with a modern four-piece suite comprising a panelled bath, separate shower enclosure, wash hand basin, and low-level WC. Finished with tiled flooring and complemented by a double-glazed side window providing natural light and ventilation.

### **Front Garden**

The property is approached via a substantial block-paved driveway providing ample off-road parking for multiple vehicles. Mature hedging creates an attractive frontage and a degree of privacy.

### **Garage**

A larger-than-average garage equipped with an electric roller shutter door, power and lighting. A personal door provides convenient access to the rear garden, making it ideal for storage, workshop use, or secure vehicle parking.

### **Rear Garden**

The enclosed rear garden has been thoughtfully landscaped and is predominantly laid to lawn with a patio seating area. Well-stocked flower and shrub borders provide colour and interest throughout the seasons, whilst a vegetable plot and greenhouse offer excellent opportunities for keen gardeners. The garden enjoys a private aspect and provides an attractive outdoor space for relaxation and entertaining.

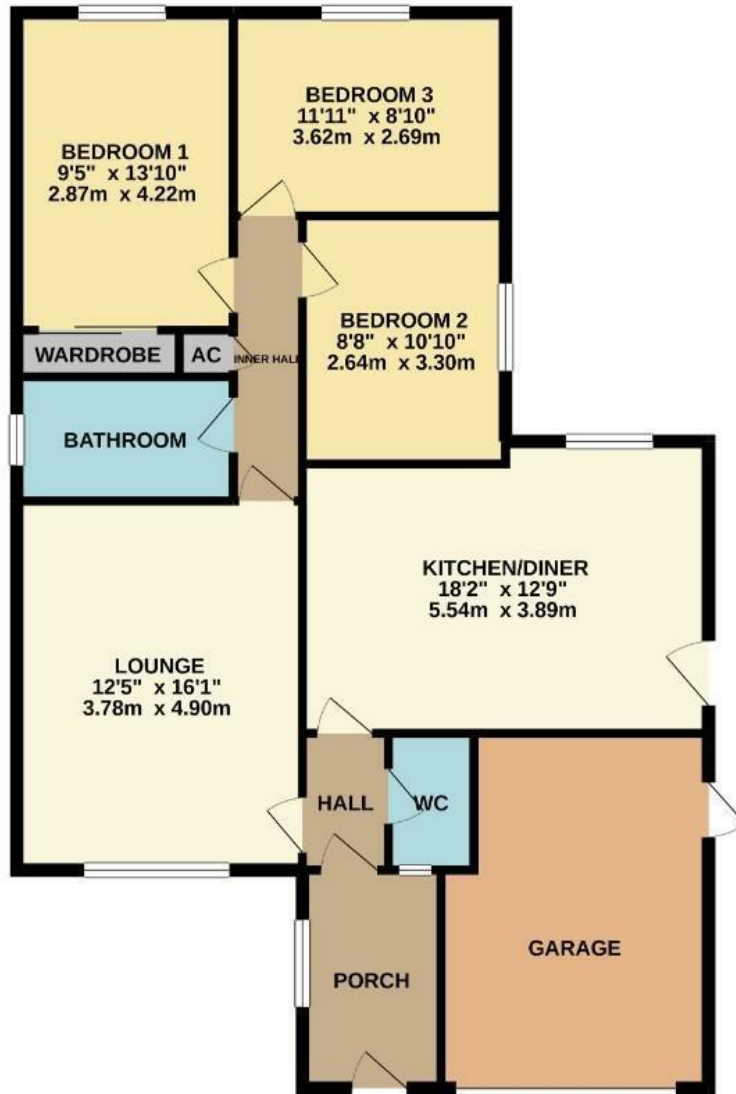
### **Agents Notes**

West Northampton Council Tax Band: TBC





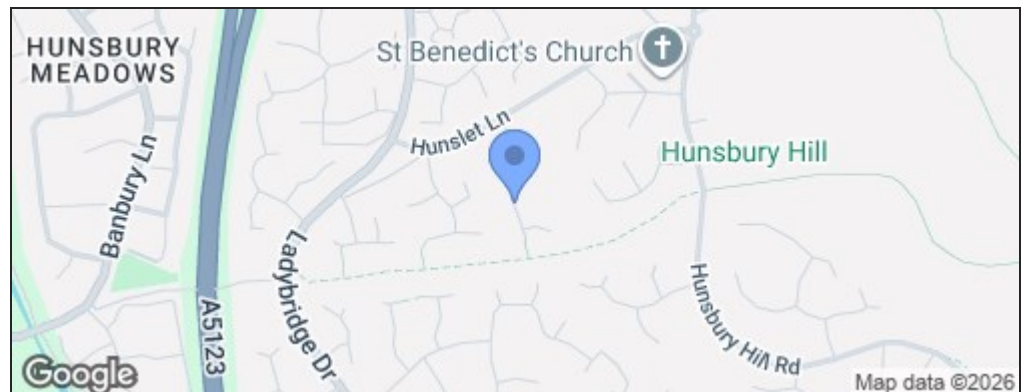
GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.