

**15 Meldon Close
East Hunsbury
NORTHAMPTON
NN4 0FJ**

£420,000



- **ENERGY EFFICIENCY RATING : TBC**
- **FOUR BEDROOMS**
- **DOWNSTAIRS WC**
- **IMMACULATE CONDITION**
- **GARAGE**

- **MODERN DETACHED**
- **OPEN KITCHEN / DINER**
- **EN-SUITE TO MASTER**
- **OFF ROAD PARKING**
- **NO UPPER CHAIN**

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A spacious four bedroom detached property in the heart of East Hunsbury, offered in immaculate condition including an open plan kitchen/diner with granite worksurfaces, and is sold with no upper chain. With accommodation comprising in brief; entrance hall, lounge, open plan kitchen/diner, and downstairs wc to the ground floor. To the first floor are four bedrooms, with en-suite to master, and a family bathroom. Externally to the front there is a driveway offering off road parking for several vehicles and an EV charger, and a landscaped garden to the rear. The property also benefits from double glazing, gas central heating, and a garage.

Ground Floor

Entrance Hall

Enter via UPVC door, double glazed window to side aspect, stairs rising to first floor landing, wooden laminate flooring, radiator.

Downstairs WC

Obscure double glazed window to side aspect, low level wc, pedestal wash hand basin, wooden laminate flooring, radiator.

Lounge

15'9" x 11'8" (4.81m x 3.57m)

UPVC window to front aspect, wooden laminate flooring, feature fireplace with built in log burner, radiator.

Kitchen/Diner

17'11" x 15'1" reducing to 12'11" (5.48m x 4.62m reducing to 3.95m)

UPVC window and French doors to rear aspect, UPVC door to side aspect, a range of wall and base units with granite work surfaces, cupboard housing boiler, inset sink with boiling hot water tap, integrated appliances to include double oven, microwave, hob with wok burner, dishwasher, spaces for further appliances, 'Brampton Chase' herringbone LVT flooring, two radiators.

First Floor

Landing

UPVC window to side aspect, loft access, cupboard housing recently fitted pressurised hot water tank.

Bedroom One

13'2" x 8'8" (4.02m x 2.66m)

UPVC window to front aspect, radiator.

En-Suite

8'8" x 3'3" (2.66 x 1.01)

Obscure double glazed window to side aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, ceramic tiled flooring, radiator.

Bedroom Two

10'2" x 8'8" (3.10m x 2.66m)

UPVC window to rear aspect, fitted double wardrobe, radiator.

Bedroom Three

10'2" x 8'11" (3.12m x 2.74m)

UPVC window to front aspect, bulkhead for stairs, radiator.

Bedroom Four

9'0" x 7'6" (2.75m x 2.29m)

UPVC window to rear aspect, radiator.

Bathroom

7'6" x 6'0" (2.30m x 1.85m)

Obscure double glazed window to side aspect, panel bath, pedestal wash hand basin, low level wc, ceramic tiled flooring, chrome heated towel rail.

External**Front Garden**

Gravel driveway offering off road parking for several vehicles, wood chip bed with slate chip border, various shrubs, enclosed by various hedges, EV charger.

Rear Garden

Tiered lawn areas with patio area, shrub and slate chip borders, gated side access, enclosed by wooden fencing.

Garage

16'7" x 8'2" (5.06 x 2.51)

Up and over door, power and light connected.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: D

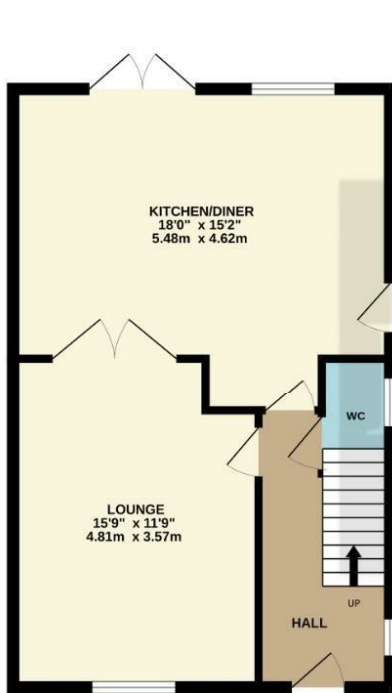
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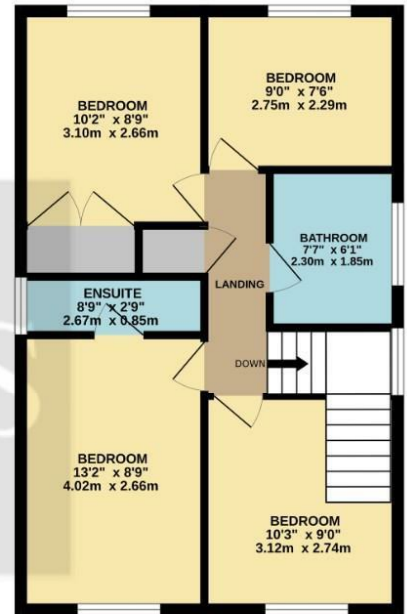




GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



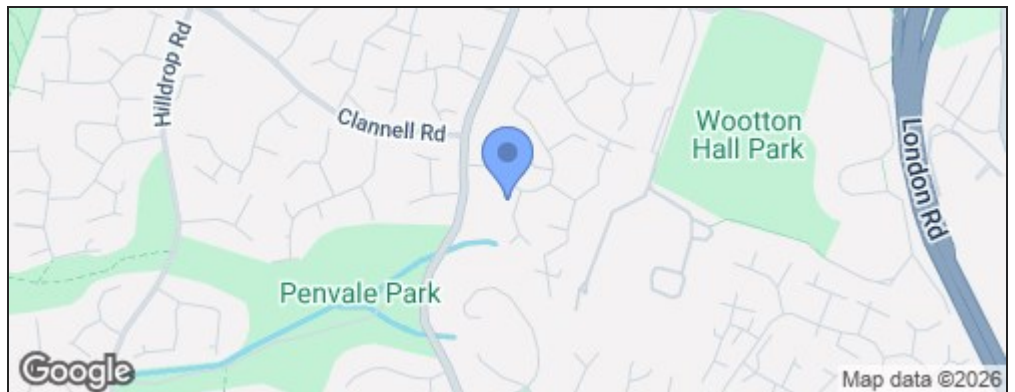
1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.