

**3 Lister Drive  
West Hunsbury  
NORTHAMPTON  
NN4 9XE**

**£750,000**



- **INDIVIDUAL DETACHED HOME**
- **EXTENDED KITCHEN/DINING/BREAKFAST ROOM**
- **IMMACULATE CONDITION**
- **NO UPPER CHAIN**

- **FOUR DOUBLE BEDROOMS**
- **STUDY**
- **PLOT MEASURING 0.2 ACRES**
- **ENERGY EFFICIENCY RATING : D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Set on a prestigious road of individually built bespoke houses, this executive four bedroom detached home sits on a large plot measuring 0.2 acres, and has been immaculately refurbished to an impeccable standard to include newly skimmed walls and ceilings, Carrera quartz worktops, luxury 'Amtico' and 'Karndean' flooring, a new pressurised heating system, underfloor heating, and a fabulously extended kitchen/dining/breakfast room. With accommodation comprising in brief; entrance hall, lounge, study, open plan kitchen/breakfast/dining room, utility room, and downstairs WC to the ground floor. To the first floor are four bedrooms, with en-suite to master, and a family bathroom with four-piece suite. Externally to the front is a gravel driveway offering off road parking for multiple vehicles, to the rear is a large garden on two levels, and there is an integral double garage. The property also benefits from UPVC glazing, and no upper chain.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, stairs rising to first floor, under stairs storage space, 'Nest' thermostat, storage cupboard housing fusebox, 'Amtico' luxury flooring, radiator, underfloor heating.

### **Lounge**

18'1" x 12'10" (5.52 x 3.93)

UPVC bow window to front aspect, bi-fold doors leading to rear garden, feature gas fireplace, radiator.

### **Kitchen / Dining / Breakfast Room**

20'6" x 18'0" reducing to 16'6" (6.25 x 5.50 reducing to 5.03)

UPVC window to rear aspect, bi-fold doors leading to rear garden, roof lantern, a range of oak fronted wall and base units with Carrera quartz worktops, brushed steel double sink, integrated appliances to include 'Neff' double oven and induction hob, dishwasher, centre island including breakfast bar, space for large fridge/freezer, porcelain tiled flooring, underfloor heating.

### **Utility Room**

17'0" x 9'10" (5.20 x 3.01)

UPVC window to rear aspect, door with frosted glass to side aspect, brushed steel sink unit, internal door to garage, space for various appliances, underfloor heating.

### **Study**

12'0" x 8'9" (3.66 x 2.67)

UPVC window to front aspect, radiator.

### **Downstairs WC**

Obscure UPVC window to front aspect, low level wc, wall mounted sink unit with storage under, complementary tiling, chrome heated towel rail.

## **First Floor**

### **Landing**

Feature UPVC window to rear aspect, two loft access points, radiator.

### **Bedroom One**

12'8" x 11'5" (3.88 x 3.49)

UPVC window to front aspect, radiator.

### **En-Suite**

7'10" x 6'3" (2.41 x 1.91)

Obscure UPVC window to rear aspect, tiled walk-in shower cubicle, low level wc, wall mounted sink unit with storage under, complementary tiling, 'Karndean' luxury flooring, chrome heated towel rail.

### **Bedroom Two**

12'11" inc wards x 9'11" reducing to 6'4" (3.94 inc wards x 3.03 reducing to 1.95)

UPVC window to rear aspect, fitted wardrobes, radiator.

### **Bedroom Three**

11'9" x 10'0" reducing to 7'9" (3.59 x 3.07 reducing to 2.37)

Two UPVC windows to front aspect, radiator.

### **Bedroom Four**

12'10" inc. wards x 7'9" (3.93 inc. wards x 2.38)

UPVC window to front aspect, fitted wardrobes, radiator.

### **Bathroom**

9'7" x 6'3" (2.93 x 1.92)

Obscure UPVC window to rear aspect, freestanding bath unit, tiled shower cubicle, low level WC, sink unit with storage under, complementary tiling, 'Karndean' luxury flooring, chrome heated towel rail.

### **Externally**

#### **Front Garden**

Mostly laid to gravel offering off road parking for multiple vehicles, stone and wood chip beds, enclosed by wooden fencing and brick walls.

#### **Rear Garden**

Various patio and lawn areas on two levels with stairs between, double and single gates for side access from both sides, enclosed by wooden fencing and brick walls.

#### **Double Garage**

20'2" x 18'2" (6.15 x 5.54)

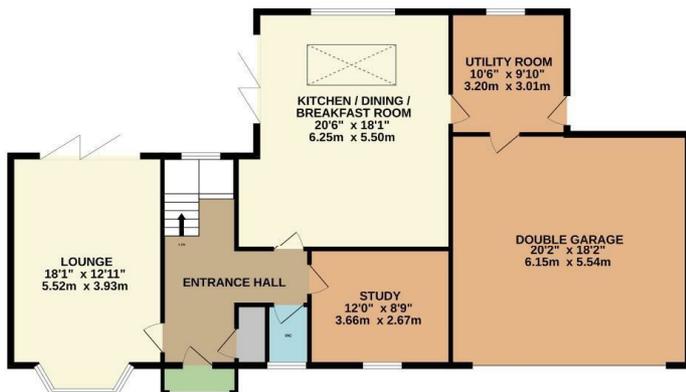
Electric roller shutter door, window to side aspect, wall mounted boiler, high pressure water tank, power and light connected.



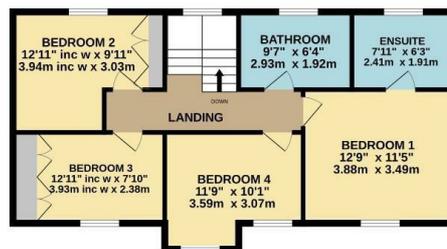




GROUND FLOOR  
1402 sq.ft. (130.3 sq.m.) approx.



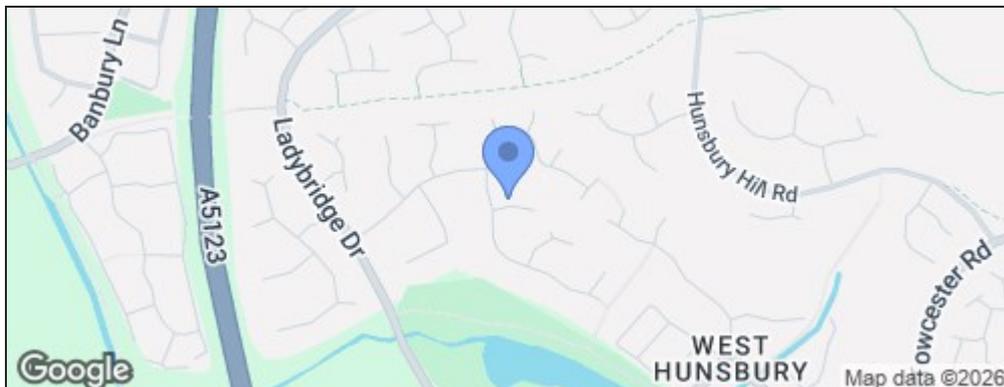
1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 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) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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	



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