

**24 Yeoman Meadow
East Hunsbury
NORTHAMPTON
NN4 9YU**

£325,000



- **EXTENDED DETACHED**
- **KITCHEN / BREAKFAST ROOM**
- **OFF ROAD PARKING**
- **CUL-DE-SAC LOCATION**
- **NO UPPER CHAIN**

- **THREE BEDROOMS**
- **DOWNSTAIRS WC**
- **DETACHED GARAGE**
- **GOOD CONDITION**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A wonderful three bedroom detached property situated in a quiet cul-de-sac in the heart of East Hunsbury, walking distance to local shops, schools, and parks. With accommodation comprising in brief; entrance hall, lounge, kitchen, conservatory, and downstairs wc to the ground floor, with three bedrooms and a bathroom to the first floor. Externally there is a driveway to the front offering off road parking, a rear garden, and a detached garage. The property also benefits from UPVC double glazing, gas central heating, and no upper chain.

Ground Floor

Entrance Hall

Enter via composite door, stairs rising to first floor, two storage cupboards, further under stairs storage, wooden laminate flooring, radiator.

Lounge

16'0" x 9'9" (4.90 x 2.98)

UPVC window to front aspect, patio doors to rear, feature fireplace, wooden laminate flooring, two radiators.

Kitchen / Breakfast Room

14'9" x 9'3" (4.51 x 2.83)

French doors and further door to rear, UPVC window to side aspect, a range of wall and base units with roll top work surfaces, integrated oven with gas hob and extractor over, stainless steel sink and drainer, space for various appliances, complementary tiling, ceramic tiled flooring, column radiator.

Dining Room

17'7" x 6'10" (5.36 x 2.10)

UPVC windows to rear and side aspects, French doors leading to garden, ceramic tiled flooring, radiator.

Downstairs WC

Obscure UPVC window to side aspect, low level wc, inset sink with storage under, ceramic tiled flooring, radiator.

First Floor

Landing

UPVC window to front aspect, loft access, cupboard housing combination boiler.

Bedroom One

15'6" inc wardrobes x 9'5" (4.74 inc wardrobes x 2.89)

UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Two

11'3" reducing to 9'1" x 9'5" (3.44 reducing to 2.77 x 2.88)

UPVC window to rear aspect, radiator.

Bedroom Three

9'8" x 6'5" (2.96 x 1.97)

UPVC window to front aspect, radiator.

Bathroom

6'3" x 6'2" (1.93 x 1.88)

Obscure UPVC window to front aspect, bath unit with shower over, sink unit with storage under, low level wc, complementary tiling, radiator.

Externally**Front Garden**

Mostly block paved offering off road parking, various trees and shrubs.

Rear Garden

Patio and lawn areas, various flowers, shrubs, and trees, gated side access, enclosed by wooden fencing.

Garage

16'9" x 8'11" (5.13 x 2.72)

Up and over door, power and light connected.

Agents Notes

Local Authority : West Northamptonshire Council

Council Tax Band: C





GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.

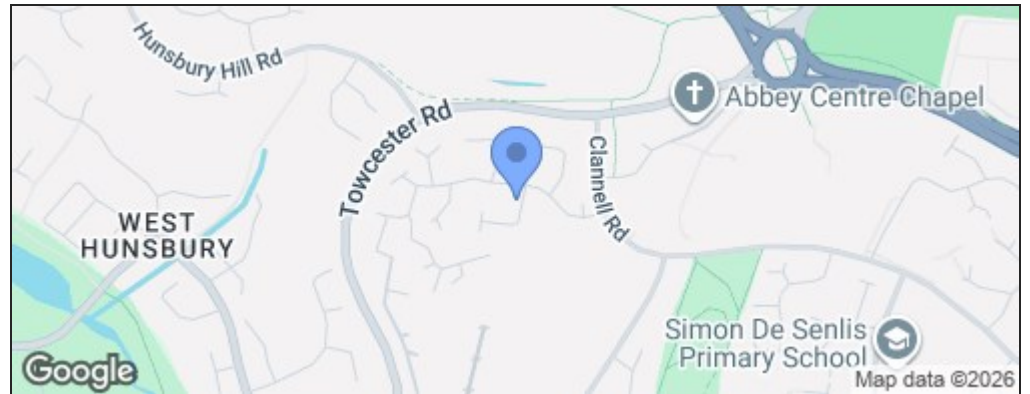
1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.6 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.