



# Muncaster Gardens

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



# Muncaster Gardens

East Hunsbury  
NN4 0XH

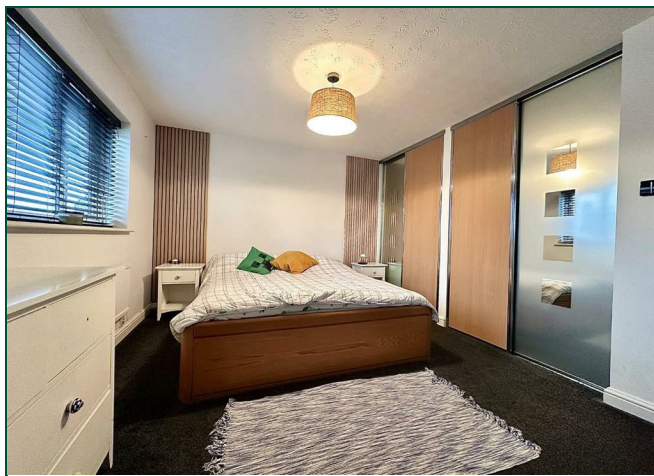
Guide Price  
£465,000

**A well presented four bedroom detached family home offering generous and versatile accommodation over two floors of over 1,600 square feet to include a wonderful one bedroom annexe.**

The accommodation comprises entrance porch, hallway with stairs to the first floor, a cloakroom/WC and doors to all other rooms. There is a generous sitting room with a bay window, feature wall panelling and double doors leading to a fabulous, 25' kitchen/dining room with integrated appliances and granite work surfaces and a brick and uPVC double glazed conservatory. The annexe is accessed via the kitchen or entrance hall and comprises of a sitting room, a large double bedroom with en-suite, a kitchen area and has it's own entrances to the driveway and garden. To the first floor is access to the loft space, an airing cupboard, four ample bedrooms and a family bathroom. The main bedroom benefits from two sets of fitted wardrobes and an ensuite shower room. Outside, the property sits on a corner plot offering a front garden with planted bushes/shrubs and a double width driveway. The rear garden has been landscaped with a paved patio leading to artificial lawn, a timber decked seating area, has a summerhouse with power connected and timber fencing/brick walling to enclose. Further benefits include uPVC double glazing and gas radiator heating. (B/1652/M)

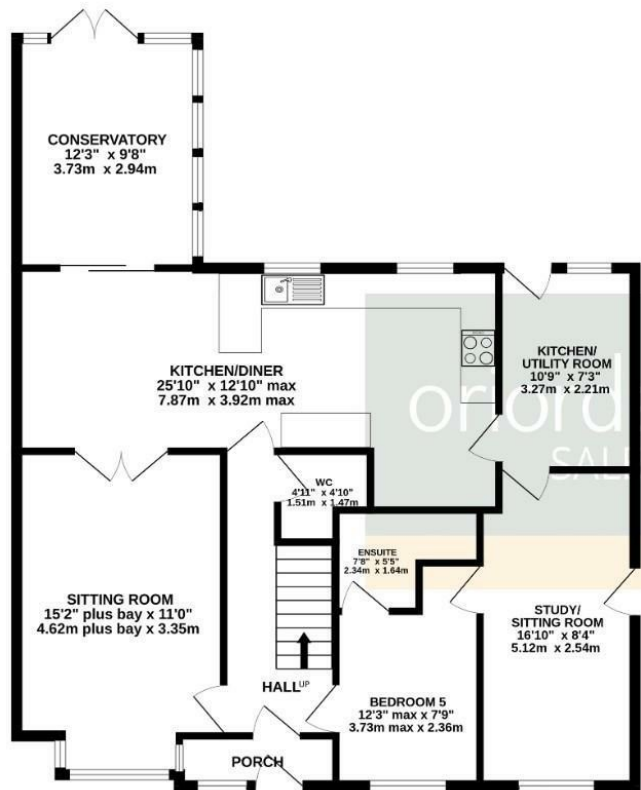
AGENTS NOTE - The annexe has a separate council tax band rating of A, please speak to the agent for further details.

- Four bedroom detached with one bedroom annexe
- Two en-suite bedrooms
- Separate reception rooms and conservatory
- 25' kitchen/breakfast room
- Landscaped rear garden with summerhouse
- Off road parking

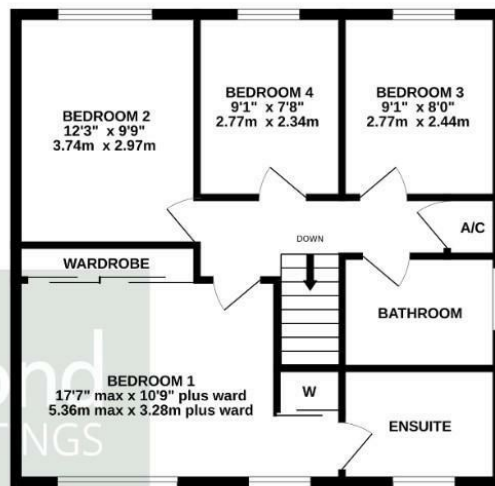




GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.

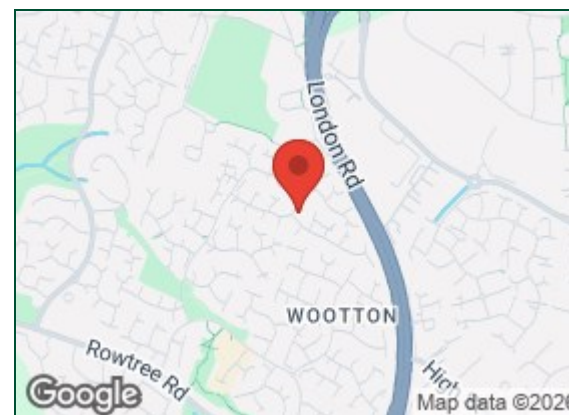


1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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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**Additional information**

- Council Tax Band: D
- 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.

**O’Riordan Bond Hunsbury Sales**

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