



Connells

Hodnet Close
Northampton



Property Description

Situated in a sought-after cul-de-sac on a desirable road in East Hunsbury, this spacious and versatile family home offers flexible living accommodation, including a converted garage which can be used as a self-contained annexe.

The accommodation briefly comprises an entrance hall, lounge, dining area opening into the kitchen, conservatory, cloakroom, study, and a flexible annexe area featuring a bedroom, living space, and additional shower room.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking for several vehicles, along with beautifully landscaped front and rear gardens.

Early viewing is highly recommended to fully appreciate the space and versatility this home has to offer.

Entrance Hall

Door to side elevation. Door to converted garage now used as an annexe, cloakroom, study, kitchen and lounge. Stairs rising to first floor landing. Storage cupboard.

Cloakroom

Suite comprising low level flush w.c and wash hand basin. Double glazed window to the side elevation. Tiled floor.

Study/ Bedroom Five

Double glazed window to the rear elevation. Radiator.

Lounge

Double glazed window to the front elevation. Radiator. Log burner. Spotlights. Open plan to dining area.

Kitchen/ Diner

Kitchen Area

Double glazed window over looking the garden and door to the side elevation leading out to the garden. Fitted with a range of wall and base level units. Work surfaces with inset one and a half bowl stainless steel sink and drainer. Integrated appliances including dishwasher, single oven and five ring gas hob with cooker hood over. Space for fridge freezer. Breakfast bar. Spotlights. Radiator. Tiled floor. Door to the utility room.

Dining Area

Open plan to lounge. Radiator. Opens to the kitchen area with doors opening into the conservatory.

Utility Room

Work surfaces with inset one and a half bowl stainless steel sink and drainer. Space for washing machine and tumble dryer. Central heating boiler.

First Floor Landing

Stairs rising from the entrance hall. Access to loft space. Doors leading to four bedrooms and family bathroom.

Bedroom One

Two double glazed windows to the front elevation. Radiator. Archway to dressing area with double and single wardrobe. Door to en-suite.

En-Suite

White suite comprising bath with mixer taps and shower over, low level flush w.c and vanity wash hand basin. Heated towel rail. Double glazed window to the side elevation.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator. Fitted double and single wardrobe.

Bedroom Four

Double glazed window to the rear elevation. Radiator.

Wet Room

White suite comprising walk in shower, low level flush w.c and wash hand basin with part tiling. Radiator. Double glazed window to the side elevation.

Annexe

Kitchen Area

Fitted with wall and base level units. Work surfaces. Open plan living space and opens to the bedroom area.

Bedroom Area

Double glazed window to the side elevation. Radiator. Spotlights.

En-Suite

White suite comprising double shower cubicle, low level flush w.c and wash hand basin. Heated towel rail. Spotlights.

Outside

Front Garden

Flower and shrub bed borders. Gated access to the rear garden.

Rear Garden

Wrap around garden, with side space and gated access to the front of the property. Raised flower beds. Patio area ideal for entertaining. Retaining timber fencing. Outside light. Water tap.

Driveway

Providing off road parking for several vehicles.









Total floor area 173.2 m² (1,865 sq.ft.) approx
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 Band: E

Tenure: Freehold

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Property Ref: WFL408704 - 0006