

**36 Blackwell Hill
West Hunsbury
NORTHAMPTON
NN4 9YB**

Offers Over £400,000



- **LARGELY EXTENDED DETACHED**
- **TWO LARGE RECEPTION ROOMS**
- **EN-SUITE TO MAIN BEDROOM**
- **CUL-DE-SAC LOCATION**

- **FOUR BEDROOMS**
- **CONSERVATORY**
- **INSULATED SUMMERHOUSE / HOME OFFICE**
- **ENERGY EFFICIENCY RATING : C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious and largely extended detached home, situated in a quiet cul-de-sac, with ample rooms and a free flowing layout perfect for large families or entertaining guests, with the added benefit of a fully insulated summerhouse / home office in the garden. With accommodation comprising in brief; entrance porch, entrance hall, downstairs wc, lounge, conservatory/dining room, kitchen, and family room to the ground floor. To the first floor are four bedrooms, with en-suite to main bedroom, and a bathroom. Externally there are front and rear gardens, a fully insulated and powered summerhouse / home office, a driveway offering off road parking, and a garage. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Porch

6'5" x 4'0" (1.96 x 1.23)

Enter via UPVC door, further obscure UPVC windows.

Entrance Hall

12'0" x 5'11" (3.66 x 1.81)

Stairs rising to first floor, under stairs storage, radiator.

Downstairs WC

Obscure UPVC window to side aspect, low level wc, pedestal wash hand basin, radiator.

Lounge

14'8" max x 15'2" max (4.49 max x 4.63 max)

UPVC windows to front and rear aspects, French doors leading to conservatory, radiator.

Conservatory / Dining Room

13'3" x 8'5" (4.04 x 2.59)

Of brick and UPVC construction, French doors leading to rear garden, wooden laminate flooring, radiator.

Kitchen

14'8" x 8'10" (4.49 x 2.70)

UPVC window to side access, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, spaces for various appliances, wall mounted boiler.

Family Room

13'5" x 12'9" (4.10 x 3.90)

UPVC window and French doors to side aspect, UPVC patio doors leading to rear garden, radiator.

First Floor

Landing

UPVC window to front aspect, two storage cupboards.

Bedroom One

13'5" inc. wardrobes x 12'10" (4.11 inc. wardrobes x 3.92)

UPVC window to side aspect, fitted wardrobes, radiator.

En-Suite

Frosted UPVC window to front aspect, shower cubicle, low level wc, inset sink with storage under, radiator.

Bedroom Two

11'4" x 8'7" (3.47 x 2.64)

UPVC window to rear aspect, fitted wardrobe, radiator.

Bedroom Three

8'1" x 6'3" (2.48 x 1.93)

UPVC window to front aspect, radiator.

Bedroom Four

8'11" x 8'4" (2.74 x 2.55)

UPVC window to side aspect, radiator.

Bathroom

6'9" x 6'0" (2.06 x 1.83)

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

Externally**Front Garden**

Lawn area with various shrubs, driveway offering off road parking.

Rear Garden

Various patio and artificial grass areas, gated side access, rear garage access, raised flower and shrub beds, enclosed by wooden fencing.

Summerhouse / Home Office

15'7" x 7'6" (4.76 x 2.31)

Fully insulated and powered, two UPVC windows side aspects, UPVC French doors, wooden flooring.

Garage

16'4" x 8'2" (4.98 x 2.51)

Up and over door, power and light connected.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: C







GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.

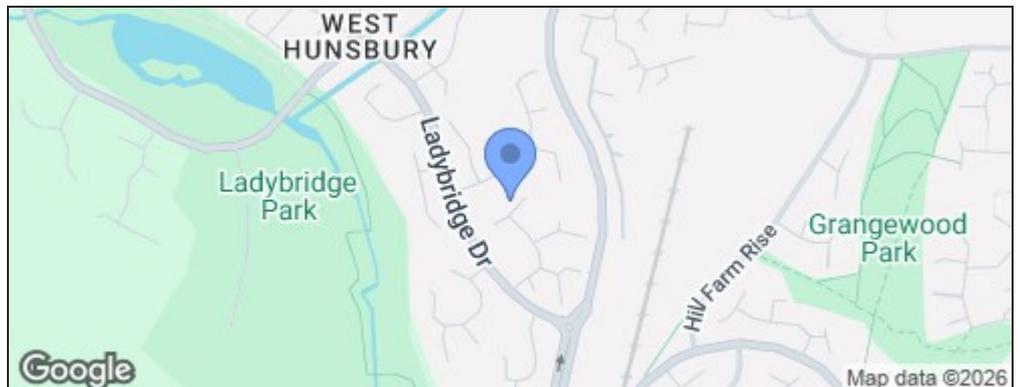
1ST FLOOR
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1535 sq.ft. (142.7 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	
		71	83



Disclaimer

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.