

Hodnet Close

East Hunsbury, Northampton

oriordanbond
SALES & LETTINGS



Hodnet Close

East Hunsbury
NN4 0XY

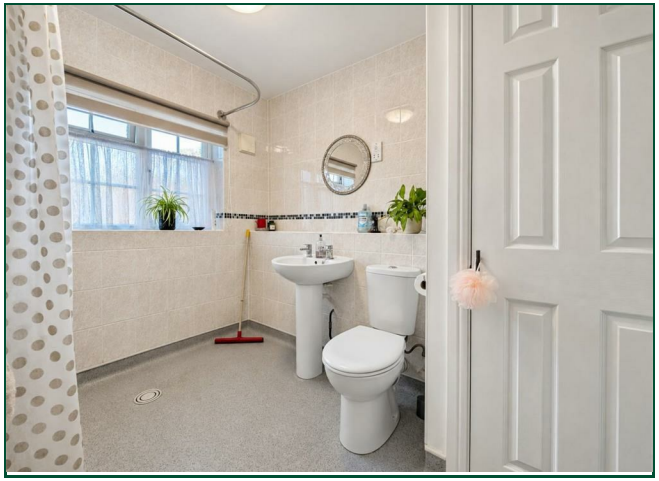
Guide Price
£475,000

O'Riordan Bond is delighted to offer to the market this modern four bedroom detached family home, with the added benefit of an attached one bedroom annexe, ideally positioned in the corner of a sought after cul-der-sac, within popular East Hunsbury. This property offers over 1650 sq. ft. of living accommodation and provides good access to local parks, both Primary and Secondary Schools as well as a range of local amenities nearby.

Accommodation comprises entrance hall, cloakroom/WC, study, sitting room with feature wood burning stove and open plan to the dining room with conservatory off and also open plan to the kitchen/breakfast room with access to a utility room. The annexe comprises open plan living area with kitchentte and door to an en-suite shower room. To the first floor are four bedrooms and a family shower room with the master bedroom benefitting from an en-suite bathroom and dressing area. Outside is a large driveway to the front providing ample off road parking for several cars. The rear garden is a generous size and landscaped to create an array of shrubs and flowers, lawn area and paved patio with a timber pergola. Further benefits include uPVC double glazing and gas radiator heating. (B/1673/M)

- Four bedroom detached with attached one bedroom annexe
- Three reception rooms and conservatory
- En-suite to master bedroom
- Annexe with open plan living area, kitchenette and en-suite
- Landscaped rear garden
- Ample off road parking









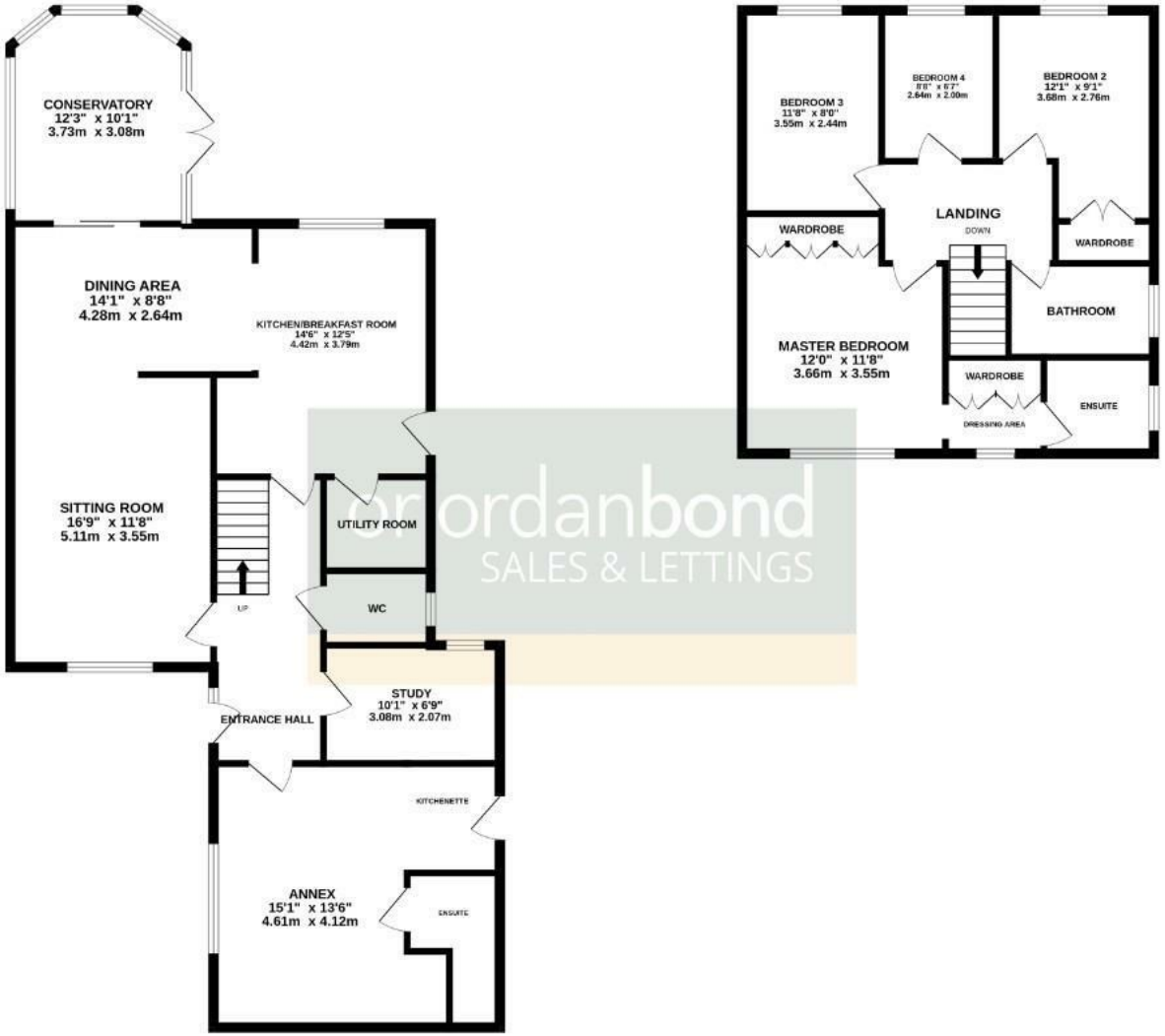






GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1673 sq.ft. (155.5 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: E
- 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.

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