21 Hunsbury Close
West Hunsbury
NORTHAMPTON
NN4 9UE

£725,000

HORTS









- INDIVIDUALLY BUILT DETACHED HOUSE
- THREE RECEPTION ROOMS
- EN-SUITE TO MASTER
- LARGE DOUBLE GARAGE
- APPROX 0.21 ACRE PLOT
- FIVE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS WC & UTILITY ROOM
- SOUGHT AFTER ROAD
- ENERGY EFFICIENCY RATING : D

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

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Set on an exclusive road of individually built bespoke houses, and occupying a generous plot of approximately 0.21 acres in a highly sought-after location, this five-bedroom detached family home offers spacious and versatile accommodation, a substantial double garage, extensive parking and impressive outdoor entertaining facilities.

The ground floor comprises a welcoming entrance hall, spacious dual-aspect lounge with log-burning stove and French doors to the garden, separate dining room and well-appointed kitchen/breakfast room with integrated appliances. A dedicated study, utility room and downstairs cloakroom complete the accommodation.

Upstairs are five well-proportioned bedrooms, including an impressive principal bedroom with vaulted ceiling, Velux windows and eaves storage. An en-suite shower room and family bathroom serve the first floor, with several bedrooms benefiting from fitted storage.

Outside, an extensive driveway provides ample parking with convenient 'in and out' access and an EV charger, leading to a large double garage with front and rear roller shutter doors. The generous, enclosed rear garden features a lawn, paved entertaining areas and covered seating space. A particular highlight is the insulated and powered garden cabin, currently used as an entertaining and cinema room, together with a separate insulated home office.

Agent's Note: Bedroom one was converted by the current owners and does not currently have planning permission or Building Regulations approval. The vendors are willing to provide an indemnity policy, but prospective purchasers should seek advice from their legal representative.

Ground Floor

Entrance Hall
Enter via UPVC door, stairs rising to first floor, LVT flooring, radiator.

Lounge
19'9" x 13'4" (6.04 x 4.08)
UPVC French doors with side windows to rear aspect, UPVC window to front aspect, feature fireplace with log burner, radiator.

Dining Room
10'7" x 9'11" (3.25 x 3.04)
UPVC window to rear aspect.

Kitchen / Breakfast Room
15'0" x 10'8" (4.58 x 3.27)
UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated double oven, hob, fridge/freezer, and dishwasher, ceramic tiled flooring, radiator.

Utility Room
7'5" x 5'11" (2.28 x 1.82)
UPVC door and window to rear aspect, internal door to garage, wall units with roll top work surface, sink unit, wall mounted radiator, ceramic tiled flooring.

Study
8'8" x 8'0" (2.66 x 2.46)
UPVC window to front aspect, various fitted units, radiator.

First Floor

Landing
UPVC window to rear aspect, airing cupboard.

Bedroom One
24'3" > 16'2" x 12'9" (7.40 > 4.94 x 3.90)
Vaulted ceiling with two Velux windows to rear, access to eaves storage, radiator.

PLEASE NOTE - This room was converted by the current owners and currently does not hold planning permission or building regulations. The vendors are happy to provide an indemnity policy, however any potential purchaser should discuss this with their chosen legal representative.

Bedroom Two
13'3" x 9'0" (4.06 x 2.75)
UPVC window to front aspect, fitted wardrobes to one side, radiator.

Bedroom Three
10'9" x 10'7" (3.30 x 3.25)
UPVC window to front aspect, storage cupboard radiator.

Bedroom Four
11'1" x 9'1" (3.38 x 2.79)
UPVC window to rear aspect, wardrobe, radiator.

Bedroom Five
11'9" x 9'0" (3.60 x 2.75)
UPVC window to rear aspect, fitted wardrobe, radiator.

En-Suite
8'0" x 6'4" (2.46 x 1.95)
Obscure UPVC window to front aspect, shower cubicle, low level wc, inset sink unit with storage under, ceramic tiled flooring and walls, chrome heated towel rail.

Bathroom
10'7" x 6'4" (3.25 x 1.95)
Obscure UPVC window to front aspect, bath unit with shower over, low level wc, inset sink unit with storage under, ceramic tiled flooring and walls, chrome heated towel rail.

External

Front Garden
Large driveway offering off road parking for a number of vehicles with 'in and out' entrances, EV charger, lawn area, various flower and shrub beds and borders, enclosed by low brick walls and hedges.

Rear Garden
Various patio, lawn, and gravel areas, wooden shed, gated side access, various flower and shrub beds and borders, enclosed by wooden fencing.

Outdoor Cabin
26'6" x 10'8" (8.1m x 3.27m)
Of timber construction, powered and insulated, entered via French doors, five windows.

Outdoor Office
5'4" x 4'9" (1.63m x 1.45m)
Of timber construction, powered and insulated, window to side.

Double Garage
24'1" x 16'7" max (7.36 x 5.08 max)
Double roller shutter door to front, single roller shutter door to rear, window to side, power and light connected.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: F

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.








GARDEN RULES

































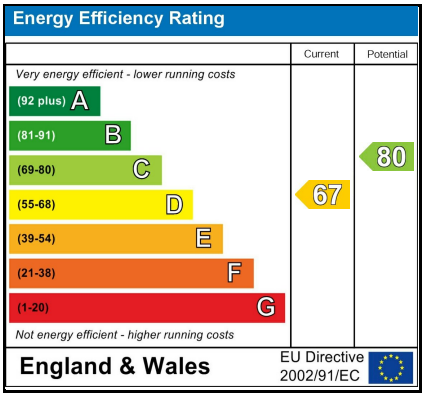
GROUND FLOOR
1491 sq.ft. (138.6 sq.m.) approx.

1ST FLOOR
1102 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 2593 sq.ft. (240.9 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.
Made with Metropix ©2026





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 firms employment has the authority to make or give any representation or warranty in respect of the property.