

for sale

£425,000



Hunsbury Hill Avenue Northampton NN4 8JQ

Situated in the popular location of Hunsbury Hill, this well presented four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Benefiting from a single garage, driveway and an additional flexible reception room.

Hunsbury Hill Avenue Northampton NN4 8JQ

Entrance Hall

Door to front elevation with further doors leading to kitchen, lounge and cloakroom. Stairs rising to first floor landing.

Cloakroom

White suite comprising low level flush wc and wash hand basin with part tiling. Double glazed window to the front elevation.

Lounge

Double glazed window to the front elevation. Radiator. Wooden fireplace surround. French doors leading to the dining area.

Dining Area

Double glazed doors to the rear elevation leading to the garden. Dining area opens into the kitchen. Radiator.

Kitchen

Fitted with a range of wall and base level units. One and a half bowl stainless steel sink and drainer set beneath the work surfaces with tiling to splashback areas. Integrated appliances comprising fridge, washing machine, dishwasher, single oven, and 5 ring gas hob with cooker hood over. Central island. Storage cupboard. Radiator. Tiled floor. Double glazed window to the rear elevation and door leading to additional reception room.

Study/Playroom

Door to the rear elevation leading to the rear garden. Double glazed window to the rear elevation. Flexible additional room that could be used as a study, playroom or laundry room with access off the kitchen.

First Floor Landing

Stairs rising from the entrance hall. Doors leading to all bedrooms and bathroom.

Bedroom One

Double glazed window to the front elevation. Two fitted, double wardrobes. Radiator.

En-Suite

White suite comprising shower cubicle, low level flush wc and wash hand basin with tiling to splashback area. Heated towel rail. Spotlights. Fully tiling. Double glazed window to the rear elevation.

Bedroom Two

Double glazed window to the rear elevation. Two fitted, double wardrobes. Radiator.



Bedroom Three

Double glazed window to the rear elevation. Storage area. Radiator.

Bedroom Four

Double glazed window to the rear elevation. Radiator.

Bathroom

Suite comprising low level flush wc and wash hand basin with tiling to splash back areas, bath with mixer taps and shower over. Spotlights. Radiator. Velux window to the side elevation.

Outside

Front

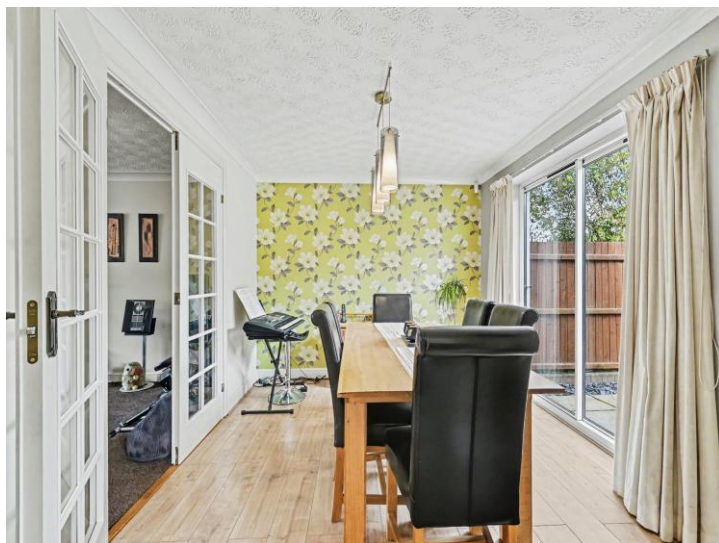
Laid to lawn with shrub border. Driveway providing off road parking and gated access to the rear garden.

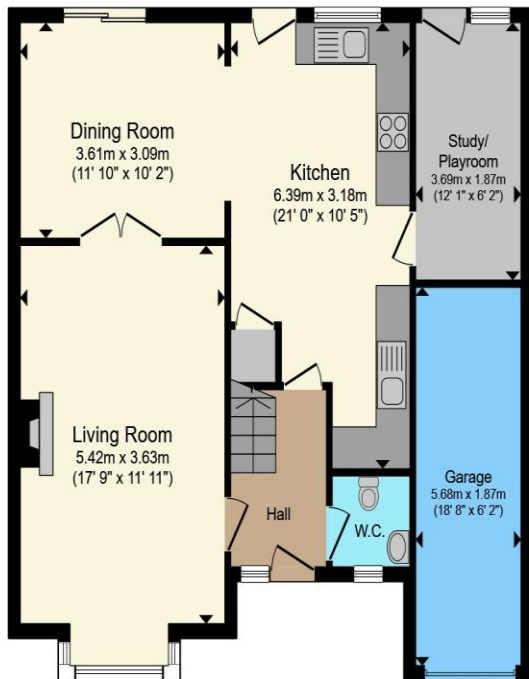
Rear

Mainly laid to lawn. Decked patio area ideal for entertaining. Water tap. Flower beds and retaining timber fencing. Gated access to the front of the property.

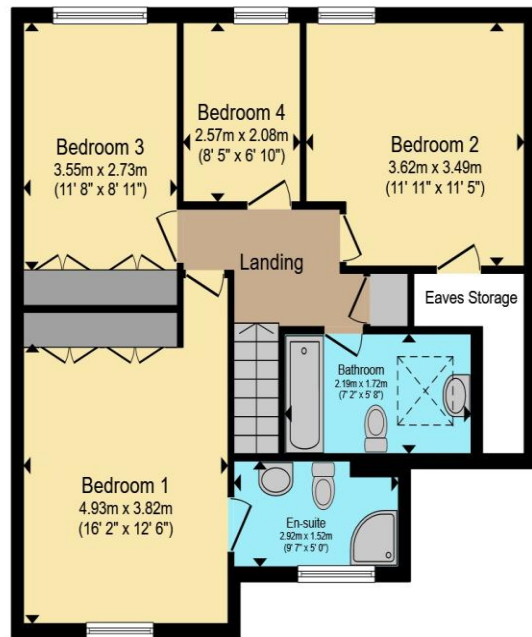
Garage

Single garage with up and over door to the front elevation.





Ground Floor



First Floor

Total floor area 141.6 m² (1,524 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01604 706644
E woottonfields@connells.co.uk

11 Tudor Court Wootton Hope Drive Wootton
 NORTHAMPTON NN4 6FF

Property Ref: WFL408655 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: E

view this property online
connells.co.uk/Property/WFL408655



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk