



# Granary Road

East Hunsbury, Northampton

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SALES & LETTINGS



# Granary Road

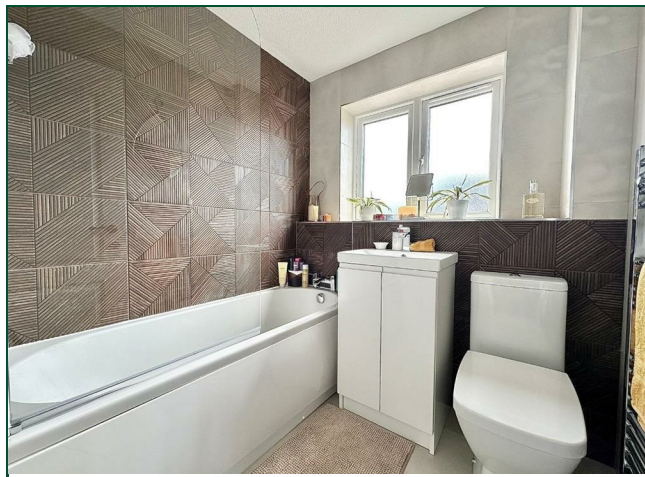
East Hunsbury  
NN4 0XA

Price  
£400,000

**A beautifully presented four bedroom detached family home, situated in the popular area of East Hunsbury, offering extended accommodation approaching 1,300 square feet over two floors. This fabulous property has been modernised and extended by the current owner to a high specification.**

Accommodation comprises entrance hall with stairs leading to the first floor and storage under, a cloakroom/WC and doors to all other rooms. There is a 16' sitting/dining room, a modern kitchen/breakfast room with integrated appliances and patio doors to the garden, a further sitting/family room with under floor heating, bi-folding doors and a roof lantern. To complete the ground floor is a fourth bedroom also with under floor heating, bi-folding doors, a roof lantern and en-suite facilities. To the first floor is a light and airy landing with access to the loft space, an airing cupboard, doors leading to three generous bedrooms, with the main bedroom benefitting from an en-suite, and a re-fitted family bathroom. Outside, the property has a front garden laid with decorative stones, a block paved pathway, raised flower bed and a driveway leading to a single garage. The rear garden is south facing and fully landscaped with paved seating areas, raised planted borders and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/1297/S)

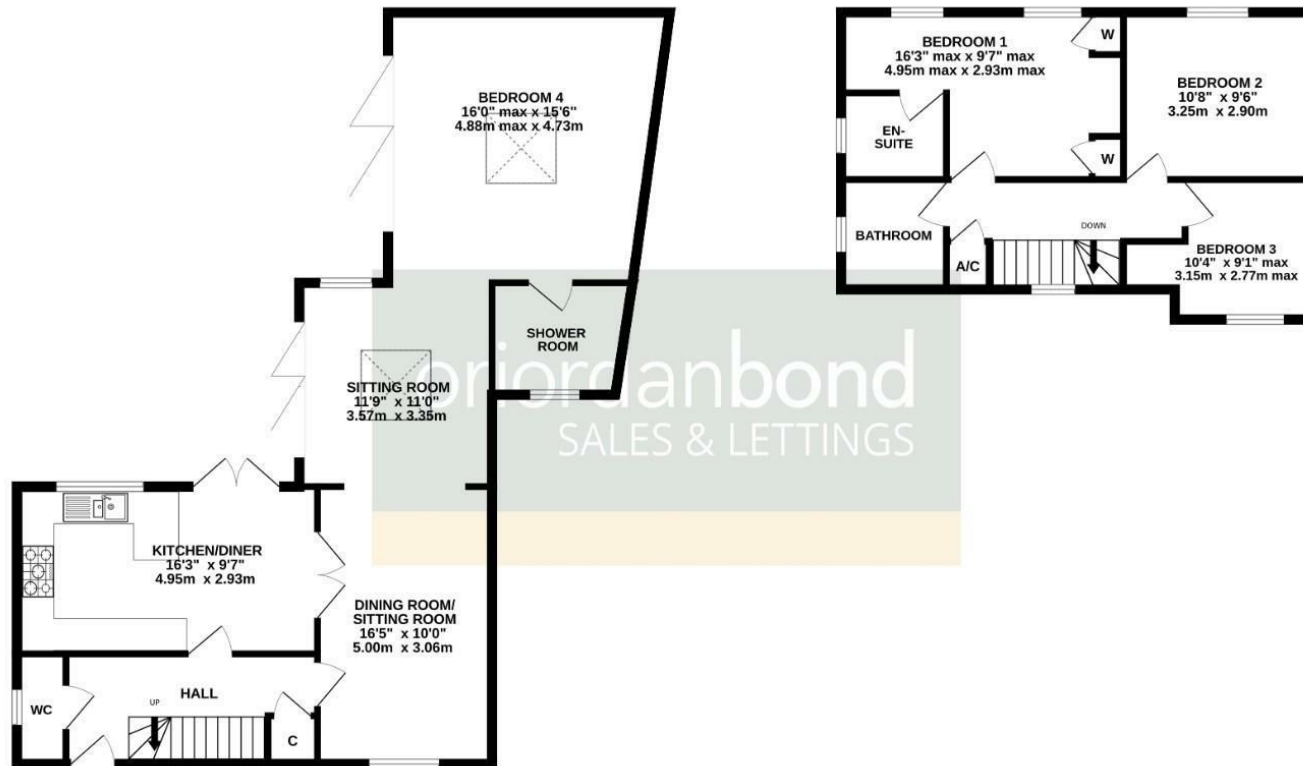
- Beautifully presented four bedroom detached family home
- Two en-suite bedrooms
- Separate reception rooms
- Kitchen/breakfast room with integrated appliances
- Landscaped rear garden
- Driveway and garage





GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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: D
- Energy Efficiency Rating:

### 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.

**O'Riordan Bond Hunsbury Sales**

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