

NEW INSTRUCTION



EAST HUNSBURY

Sandover, Easy Hunsbury, Northampton, NN4 0TS



DAVID COSBY
ESTATE AGENTS



Sandover

East Hunsbury, Northampton, NN4 0TS

Total GIA (Excluding Garage) Approx. 56 sqm (603 sqft)

Features

- Two-bedroom semi-detached house
- Established East Hunsbury location
- Off-road parking for two vehicles
- Kitchen/breakfast room
- French doors opening onto the rear patio and garden
- Principal double bedroom with built-in wardrobe
- Enclosed, low-maintenance rear garden
- Generously sized timber garden shed
- Convenient access to local amenities

Description

A well-presented two-bedroom semi-detached house with off-road parking for two vehicles and an enclosed, low-maintenance rear garden.

The accommodation is arranged over two floors and benefits from good levels of natural light throughout. On the ground floor, an entrance hall leads into the front-facing sitting room, where a segmental bay window and traditionally styled fireplace provide the principal architectural features. To the rear, the kitchen/breakfast room extends across the full width of the house and includes space for dining, with French doors opening directly onto the patio and garden. Upstairs, a naturally lit landing serves two bedrooms and the bathroom, with the principal bedroom extending across the full width of the front elevation and incorporating built-in wardrobe storage.

Externally, the landscaped frontage and adjoining driveway provide a practical approach to the house, with gated access continuing to the rear. The enclosed garden has been arranged with ease of maintenance in mind, combining paved and gravelled areas with established planting, a raised deck for additional seating and a generously sized timber shed.

A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME WITH BRIGHT, WELL-PROPORTIONED ACCOMMODATION, OFF-ROAD PARKING FOR TWO VEHICLES AND AN ENCLOSED, LOW-MAINTENANCE REAR GARDEN



Accommodation

Entrance Hall

The entrance hall is approached through a uPVC panel-effect entrance door with a three-point locking system. The space is neutrally decorated, with perimeter ovolo coving and oak-effect laminate flooring. A straight-flight staircase rises to the first floor, finished with an oatmeal-coloured cut-pile carpet and a white-painted handrail. A white panelled door opens into the main sitting room.

Sitting Room

Positioned to the front of the property, the sitting room is well lit by a segmental bay window. The floor is finished in dark oak-effect laminate, complementing the two-tone emulsion decoration to the walls. A freestanding electric flame-effect fire forms a focal point within a traditionally styled surround. A white panelled door leads through to the kitchen/breakfast room.

Kitchen / Breakfast Room

Occupying the full width of the rear of the property, the kitchen/breakfast room is arranged as a practical open-plan space with good natural light. The dining area provides space for a table and chairs, with double-glazed French doors opening directly onto the patio and rear garden.

The kitchen is fitted with a range of cottage-style base and wall units with white slatted-front doors, complemented by black roll-top work surfaces. A white ceramic sink with drainer and chrome mixer tap is positioned beneath a two-light casement window, providing natural light over the principal preparation area. Integrated appliances include a double electric oven, four-burner gas hob and brushed chrome extractor hood with lighting above. There is also provision for a fridge and freezer beneath the sloping understairs soffit.





Accommodation

First Floor Landing

The first floor landing is notably bright, with natural light provided by a casement window to the side elevation. It is finished with an oatmeal-coloured cut-pile carpet and neutrally decorated walls, creating a light and cohesive feel. White panelled doors open to the two bedrooms, bathroom and airing cupboard fitted with slatted pine shelving for linen storage.

Bedroom One

Bedroom one is a well-proportioned double room extending across the full width of the front of the property. Two separate casement windows provide good natural light and offer open, far-reaching views. The walls are finished in a soft sage-green emulsion with perimeter ovolo coving, while the floor is laid with matching oatmeal-coloured cut-pile carpet. Storage is provided by a substantial two-door built-in wardrobe fitted with a hanging rail and upper shelf.

Bedroom Two

Bedroom two is positioned to the rear of the property and is currently arranged as a single bedroom, although its proportions would also lend themselves well to use as a home office or nursery. A two-light casement window overlooks the rear garden and provides good natural light. The walls are finished in a soft grey-toned off-white emulsion with perimeter ovolo coving, while the floor is laid with matching oatmeal-coloured cut-pile carpet.

Bathroom

The bathroom is fitted with a three-piece white suite comprising a panelled bath with shower over and a clear glazed screen, a ceramic wash hand basin with chrome mixer tap set over a white vanity unit, and a close-coupled WC. The walls are fully tiled in ceramic tiling, while the floor is finished in limestone-effect vinyl tiles. A frosted two-light casement window to the rear elevation provides natural light and ventilation, with heating provided by a single-panel radiator.

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Grounds

Front Aspect

Occupying a slightly elevated position, the property is set back from Sandover behind a low-maintenance frontage laid predominantly to slate chippings and planted with low-level shrubs, with timber edging defining the landscaped areas. A short flight of steps with brick risers leads to the main entrance, which is sheltered by a dual-pitched canopy supported on timber gallows brackets. A stepped facing-brick wall separates the garden from the adjoining driveway. A dropped kerb provides vehicular access to a macadam driveway, offering off-road parking for two vehicles. Open-slatted fencing separates the driveway from the rear garden, with ledged-and-braced gated access to the side.

Rear Garden

The rear garden is arranged for relatively low maintenance and provides a good balance of seating, planting and storage. A generously paved patio adjoins the rear of the house, with French doors opening directly from the kitchen/breakfast room and creating a practical connection between the interior and garden.

Beyond the patio, the garden is laid predominantly to shingle, with raised planting beds and a selection of established trees and shrubs, including cherry, laurel and palm. To the rear left-hand side is a raised timber deck, providing an additional seating area, with trellising and climbing planting set against the rear brick boundary wall.

Riven-effect steps descend from the main patio to a further hardstanding area, retained by a low brick wall and accommodating a generously sized timber garden shed with mineral-felt roof and fixed glazed window. The remaining boundaries are enclosed by timber post-and-panel fencing.



Location

Sandover is situated within the established residential area of East Hunsbury, on the southern side of Northampton. The locality benefits from a good network of green spaces, including East Hunsbury Park, Blackmore Park and Frosty Hollow Park, providing accessible areas for walking, recreation and informal outdoor use.

A useful range of everyday amenities is available locally, including shopping, community and leisure facilities. Tesco Extra on Clannell Road provides comprehensive supermarket shopping, while Danes Camp Leisure Centre offers a range of recreational facilities within East Hunsbury.

The area is served by a number of schools, including East Hunsbury Primary School and Simon de Senlis Primary School, together with further educational provision in the surrounding parts of Northampton.

For commuters, East Hunsbury is well placed for access to the A45 and M1, with Junction 15 providing onward connections towards Milton Keynes, the Midlands and the wider motorway network. Northampton railway station is also accessible from the property and provides mainline rail services, while Northampton town centre offers a broader range of retail, cultural and leisure amenities.

Property Information

Local Authority: West Northamptonshire Council **Tenure:** Freehold

Services: Gas, Electricity, Water, and Drainage **Heating:** Gas Central Heating

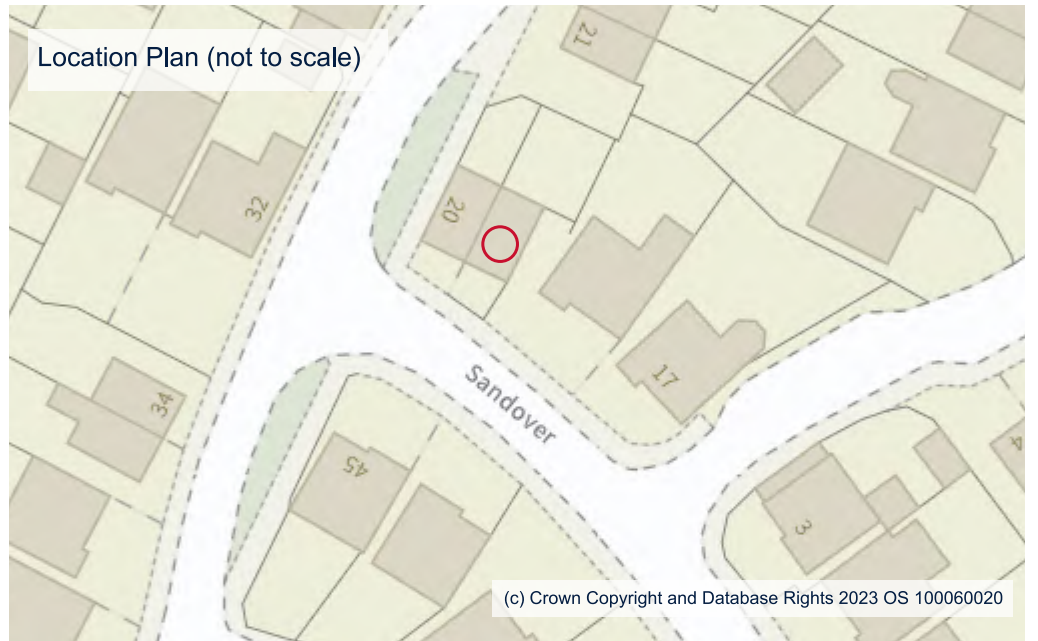
Council Tax: Band B **EPC:** TBC

Broadband: Ultra Fast Broadband Available with up to 5500Mbps download

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



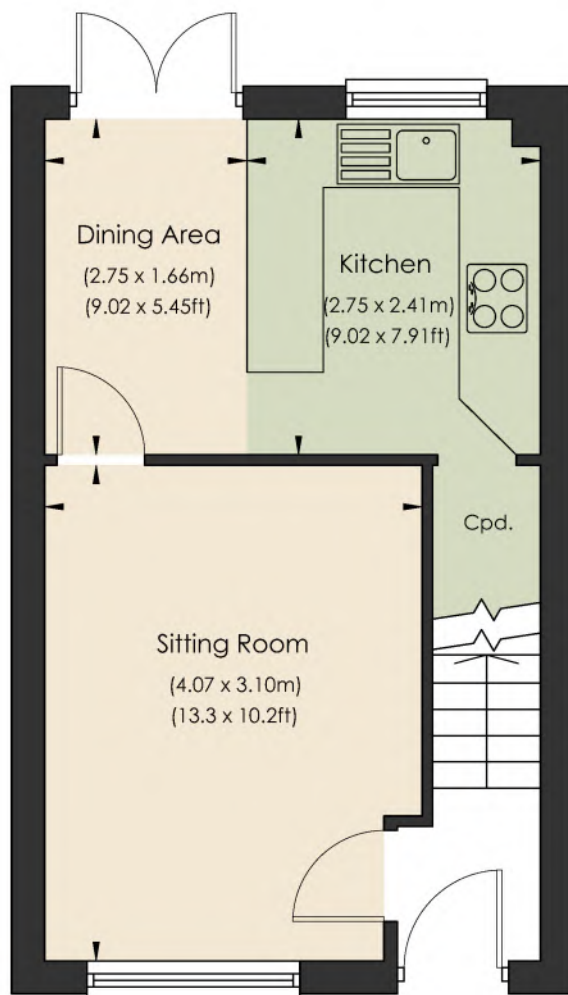
Sandover, East Hunsbury, Northampton, NN4

Approximate GIA (Gross Internal Area) = 56 sqm (603 sqft)

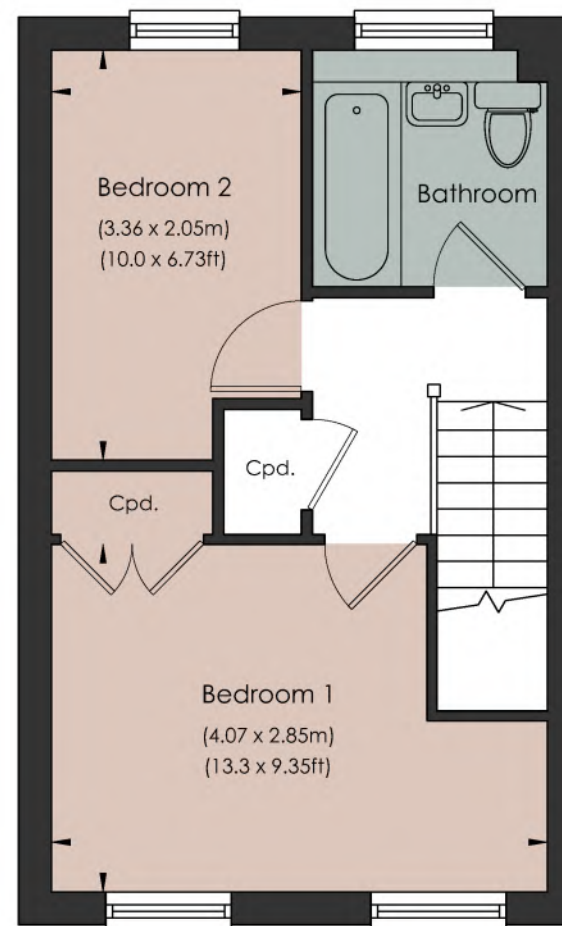


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 28 sqm (301 sqft)



FIRST FLOOR GIA = 28 sqm (301 sqft)





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