77 Harcourt Way
Hunsbury Hill
NORTHAMPTON
NN4 8JR

£420,000









- RECENTLY CONSTRUCTED DETACHED
- OPEN PLAN KITCHEN / DINER
- UTILITY ROOM & DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN
- EV CHARGER
- FOUR BEDROOMS
- EN-SUITE
- IMMACULATE CONDITION THROUGHOUT
- DRIVEWAY & GARAGE
- ENERGY EFFICIENCY RATING : TBC

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A beautifully presented, recently constructed four bedroom detached family home, situated in the desirable Hunsbury Hill area of Northampton. Finished to an exceptional standard throughout, this impressive property offers spacious and contemporary accommodation, a stylish open-plan kitchen/dining room, en-suite facilities, a landscaped low-maintenance rear garden, garage and generous off-road parking with an EV charging point. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, kitchen/diner, and utility room to the ground floor, with four bedrooms, en-suite shower room, and a family bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, and an alarm system for the house and garage.

Ground Floor

Entrance Hall
13'10" x 8'0" > 4'3" (4.24 x 2.45 > 1.31)
Enter via composite door, stairs rising to first floor, under stairs storage, 'Karndean' flooring, radiator.

Lounge
17'9" into bay x 11'3" (5.42 into bay x 3.43)
Bay UPVC window to front aspect, 'Karndean' flooring, two radiators.

Downstairs WC
5'6" x 3'5" (1.70 x 1.05)
Obscure UPVC window to front aspect, low level wc, wall mounted sink unint, 'Karndean' flooring,, radiator.

Kitchen / Diner
19'6" > 14'11" x 13'9" (5.95 > 4.57 x 4.21)
French UPVC doors and window to rear aspect, a range of wall and base units with 'Compac' quartz work surfaces, sink with drainer area, integrated appliances to include double oven, induction hob, fridge/freezer, and dishwasher, 'Karndean' flooring, two radiators.

Utility Room
5'9" x 4'2" (1.77 x 1.28)
Composite door to side, wall unit with 'Compac' quartz work surface under, space for various appliances, wall mounted boiler, 'Karndean' flooring, radiator.

First Floor

Landing
UPVC window to side aspect, storage cupboard, radiator.

Bedroom One
11'0" x 10'9" (3.37 x 3.28)
UPVC window to front aspect, fitted wardrobes, radiator.

En-Suite
7'8" x 5'4" (2.35 x 1.65)
Tiled double shower cubicle, pedestal wash hand basin, low level wc, radiator.

Bedroom Two
12'7" x 8'6" (3.86 x 2.61)
UPVC window to rear aspect, radiator.

Bedroom Three
10'9" x 6'7" (3.28 x 2.01)
UPVC window to rear aspect, radiator.

Bedroom Four
8'2" x 7'4" (2.49 x 2.24)
UPVC window to front aspect, radiator.

Bathroom
7'1" x 5'7" (2.16 x 1.72)
Obscure UPVC window to side aspect, bath unit with shower over, low level wc, pedestal wash hand basin, heated towel rail.

Externally

Front Garden
Off road parking for multiple vehicles, stone beds with various shrubs, EV charging point.

Rear Garden
Patio and artificial grass areas, two pergola's, various planters with shrubs, gated side access, side garage access, enclosed by wooden fencing.

Garage
17'0" x 9'1" (5.20 x 2.78)
Up and over door, power and light connected.

Agents Notes
Council Tax Band: E

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.










WILLIAM MORRIS


AEG


LOVE







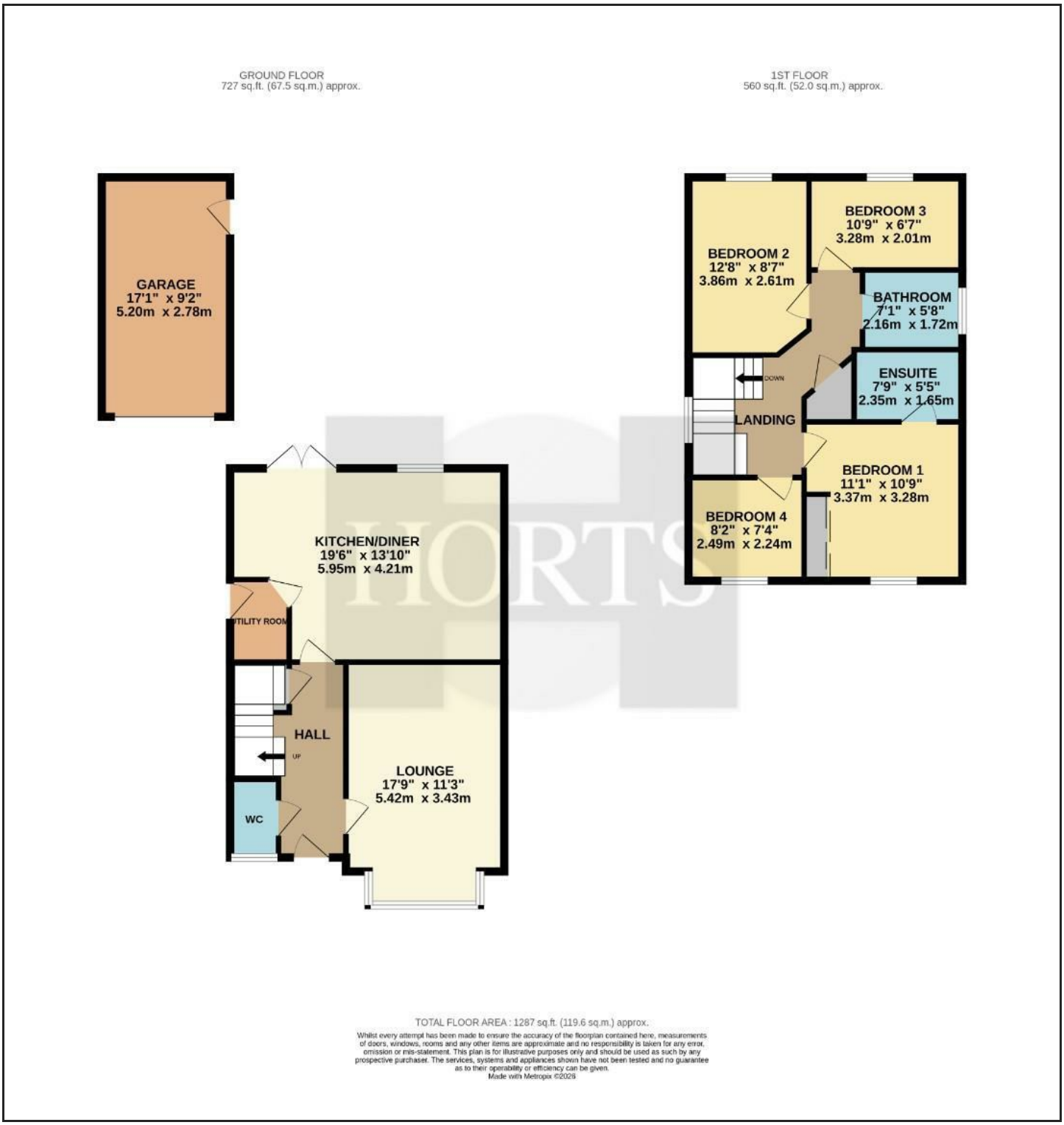


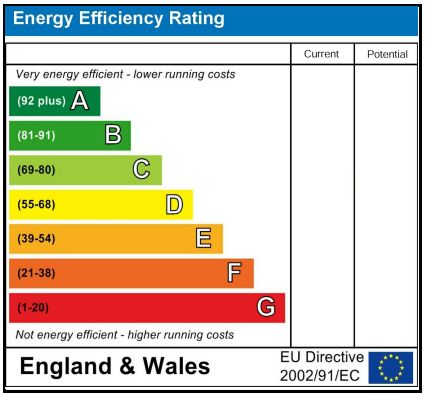


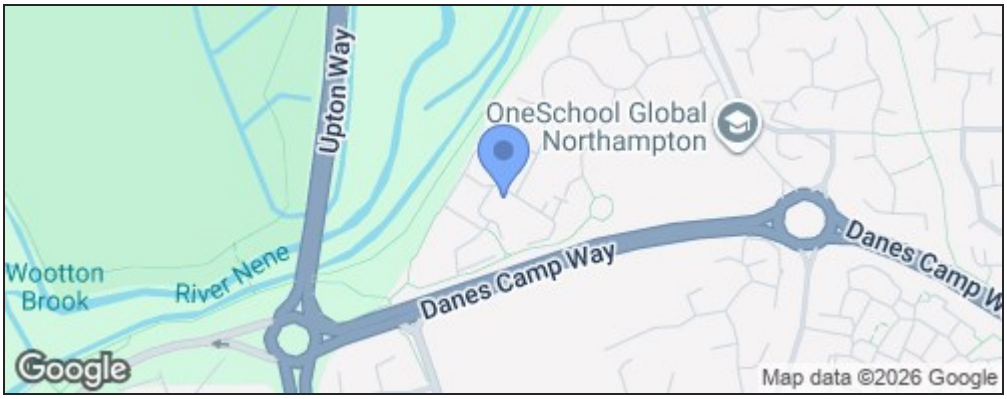












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