16 Hawkridge
West Hunsbury
NORTHAMPTON
NN4 9YP

£275,000









- DETACHED HOME
- SEPARATE RECEPTION ROOMS
- CLOSE TO LOCAL PARKS
- LOW MAINTENANCE REAR GARDEN
- THREE BEDROOMS
- EXCELLENT CONDITION
- DRIVEWAY AND GARAGE
- ENERGY EFFICIENCY RATING : D

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Set in a quiet cul-de-sac street within walking distance to West Hunsbury Country Park and local amenities, this beautiful three bedroom detached property has been greatly improved by the current owner to be offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge, dining room, and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. Externally there is a front garden with off road parking, a tiered rear garden with a large decking area at the top, and a garage. The property also benefits from UPVC double glazing and gas central heating.

Ground Floor

Entrance Hall
Enter via composite door, under stairs storage cupboard.

Lounge
14'5" x 10'0" (4.41 x 3.05)
Two UPVC windows to front and side aspects, radiator.

Dining Room
12'11" x 7'4" (3.96 x 2.24)
UPVC window to rear aspect, stairs rising to first floor, radiator.

Kitchen
9'9" x 6'11" (2.98 x 2.11)
UPVC window to side aspect, composite door to rear garden, a range of wall and base units will roll top work surfaces, polycarbonate one and a half sink and drainer, gas hob with extractor over, integrated oven, space for various appliances, complementary tiling.

First Floor

Landing
9'1" x 6'2" (2.79 x 1.89)
UPVC window to side aspect.

Bedroom One
9'11" x 8'0" (3.03 x 2.45)
UPVC window to front aspect, fitted wardrobe, radiator.

Bedroom Two
9'8" x 8'2" (2.96 x 2.49)
UPVC window to rear aspect, fitted wardrobe, cupboard housing hot water tank, radiator.

Bedroom Three
6'11" x 6'3" (2.13 x 1.91)
UPVC window to side aspect, radiator.

Bathroom
6'8" x 6'0" (2.05 x 1.84)
Obscure UPVC window to side aspect, bath unit with shower over, low level wc, sink unit with storage under, complementary tiling, radiator.

Externally

Front Garden
Lawn area, driveway offering off road parking, various paving.

Rear Garden
Split into tiers with patio area to the ground level, artificial grass area to raised level, with a large decking area to the top level, gated side access, rear garage access, enclosed by wooden fencing.

Garage
18'4" x 8'2" (5.61 x 2.50)
Up and over door, power and light connected, rear door leading to garden.

Agents Notes
Council Tax Band - C

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.












Hotpoint













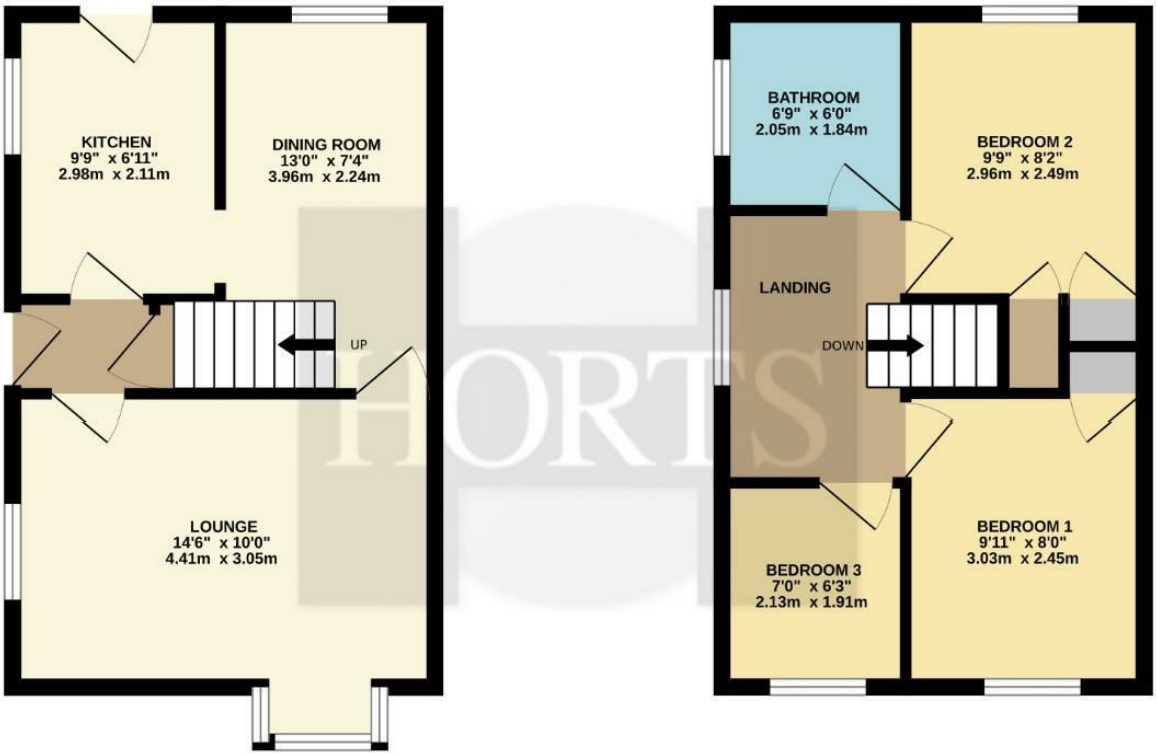






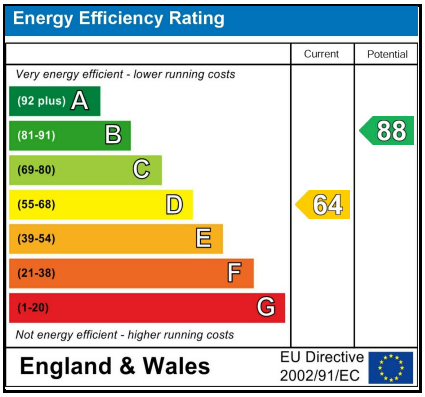
GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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