



# Whitesands Way

Hunsbury Meadows | Northampton | NN4 9QD



PERSONAL • PROFESSIONAL • PROACTIVE





Situated on an exceptional large plot in this highly sought after area close to the M1 and local amenities, this expansive five bedroom detached has been transformed in recent years, to now be offered in immaculate order with a beautifully modern and contemporary design. With accommodation comprising in brief; entrance hall, downstairs wc, lounge with feature inglenook fireplace, dining/family room, study, and a large kitchen/diner with a central island and breakfast bar. To the first floor are five bedrooms, two en-suites, and a four-piece family bathroom. Externally there are lawned gardens to the front and rear, a recently block paved driveway offering off road parking for multiple vehicles, and a detached double garage, currently converted and used as a studio with a further wc. The property also benefits from UPVC double glazing, gas central heating, and solar panels.







- EXECUTIVE DETACHED HOUSE
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- TWO EN-SUITES
- LARGE KITCHEN / DINER
- RECENTLY REFURBISHED THROUGHOUT
- SUBSTANTIAL PLOT
- CONVERTED DETACHED DOUBLE GARAGE
- CLOSE TO M1 & LOCAL AMENITIES
- ENERGY EFFICIENCY RATING : C

## Ground Floor

### Entrance Hall

4.53 x 3.37 max (14'10" x 11'0" max)  
Enter via composite door, storage cupboard, under stairs storage, stairs rising to first floor, ceramic tiled flooring, radiator.

### Downstairs WC

Obscure UPVC window to side aspect, low level wc, sink unit with storage under, ceramic tiled flooring, chrome heated towel rail.

### Lounge

6.75 x 3.59 (22'1" x 11'9")  
Two UPVC windows to front aspect, UPVC French doors with further windows to rear aspect, feature inglenook fireplace with gas fire and stone surround, wooden laminate flooring, two radiators.

### Study

3.55 x 2.29 (11'7" x 7'6")  
Two UPVC windows to front aspect, ceramic tiled flooring, radiator.

### Dining Room / Family Room

3.42 x 3.34 (11'2" x 10'11")  
UPVC window to rear aspect, ceramic tiled flooring, radiator.





### Kitchen / Diner

6.85 x 4.00 (22'5" x 13'1")

Two UPVC windows to front and rear aspect, UPVC French doors leading to rear garden, a range of wall and base units with roll top work surfaces, central island with breakfast bar, integrated appliances to include double oven, gas hob, fridge/freezer, and dishwasher, polycarbonate one and a half sink and drainer, ceramic tiled flooring,, two column radiators.

### Utility Room

2.40 x 1.86 (7'10" x 6'1")

UPVC door to side aspect, wall and base units with roll top work surfaces, stainless steel sink and drainer, space for various appliances, wall mounted boiler, ceramic tiled flooring, chrome heated towel rail.

### First Floor

#### Landing

Loft access, radiator.

#### Bedroom One

5.19 x 3.72 (17'0" x 12'2")

UPVC window to rear aspect, a range of fitted wardrobes, radiator.

#### En-Suite

2.34 x 1.72 (7'8" x 5'7")

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, sink unit with storage under, ceramic tiled flooring and walls, chrome heated towel rail.











### **Bedroom Two**

3.69 x 3.24 (12'1" x 10'7")

Two UPVC windows to front aspect, fitted wardrobes, radiator.

### **En-Suite**

2.67 x 1.05 (8'9" x 3'5")

Obscure UPVC window to side aspect, low level wc, tiled shower cubicle, sink unit with storage under, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

### **Bedroom Three**

3.69 x 2.80 (12'1" x 9'2")

UPVC window to rear aspect, fitted double wardrobe, radiator.

### **Bedroom Four**

3.64 x 2.48 (11'11" x 8'1")

Two UPVC windows to front aspect, fitted double wardrobe, radiator.

### **Bedroom Five**

2.70 x 2.61 (8'10" x 8'6")

UPVC window to rear aspect, radiator.

### **Bathroom**

2.70 x 2.24 (8'10" x 7'4")

Obscure UPVC window to front aspect, tiled shower cubicle, bath unit, low level wc, sink unit with storage under, ceramic tiled flooring and walls, chrome heated towel rail.





## Externally

### Front Garden

Mainly laid to lawn with various block paved areas offering off road parking for multiple vehicles, various flower and shrub borders, enclosed by hedges and wooden fencing.

### Rear Garden

Block paved patio and lawn areas, various flower and shrub beds and borders, gated side access, enclosed by wooden fencing.

### Detached Double Garage / Studio

5.27 x 4.93 (17'3" x 16'2")

Currently converted and used as a studio, loft access, sink unit with base unit under, separate wc with sink and storage, wooden laminate flooring.

### Agents Notes

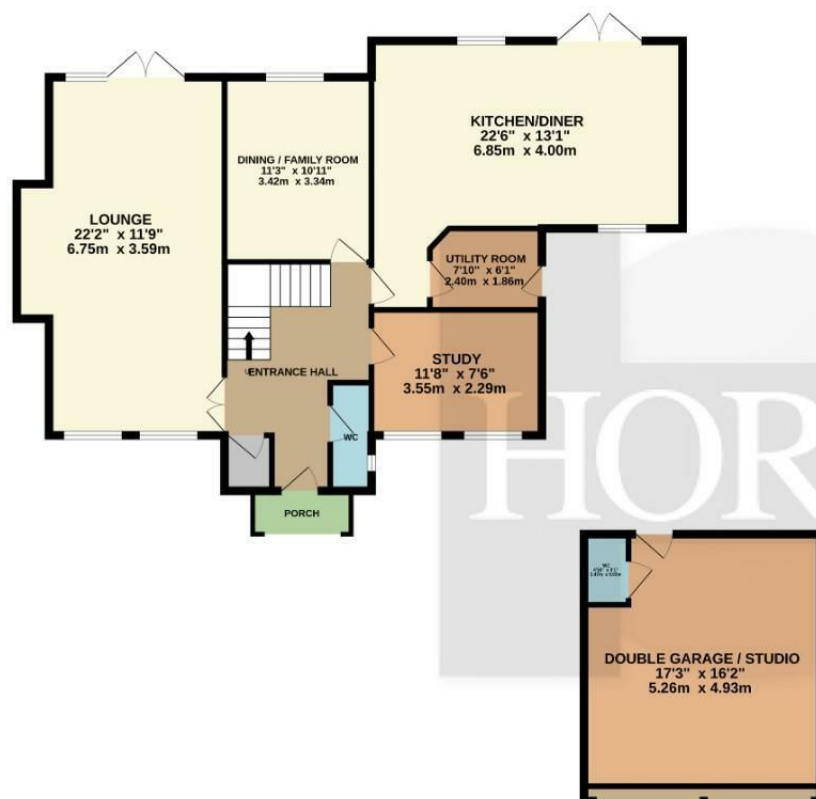
Local Authority: West Northamptonshire  
Council Tax Band: G

Superfast full fibre broadband speed available, currently speeds up to 900Mbps





GROUND FLOOR  
1337 sq.ft. (124.2 sq.m.) approx.

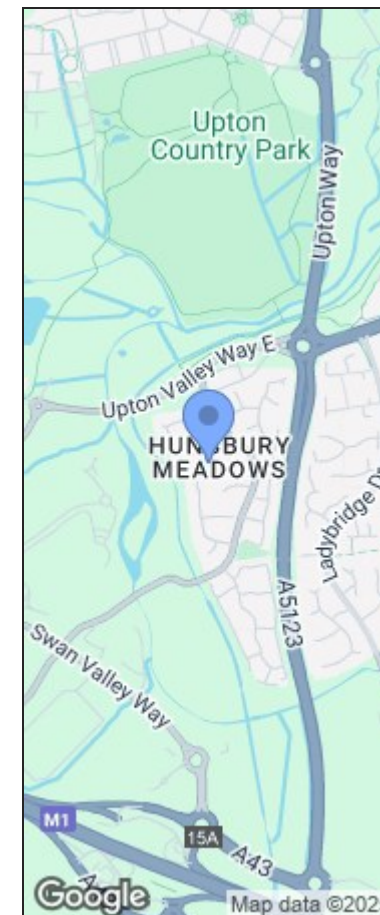


1ST FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2232 sq.ft. (207.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	83
	EU Directive 2002/91/EC	

