

**3 Lister Drive
West Hunsbury
NORTHAMPTON
NN4 9XE**

£725,000



- **INDIVIDUAL DETACHED HOME**
- **EXTENDED KITCHEN/DINING/BREAKFAST ROOM**
- **IMMACULATE CONDITION**
- **NO UPPER CHAIN**

- **FOUR DOUBLE BEDROOMS**
- **STUDY**
- **PLOT MEASURING 0.2 ACRES**
- **ENERGY EFFICIENCY RATING : D**

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Set on a prestigious road of individually built bespoke houses, this executive four bedroom detached home sits on a large plot measuring 0.2 acres, and has been immaculately refurbished to an impeccable standard to include newly skimmed walls and ceilings, Carrera quartz worktops, luxury 'Amtico' and 'Karndean' flooring, a new pressurised heating system, underfloor heating, and a fabulously extended kitchen/dining/breakfast room. With accommodation comprising in brief; entrance hall, lounge, study, open plan kitchen/breakfast/dining room, utility room, and downstairs WC to the ground floor. To the first floor are four bedrooms, with en-suite to master, and a family bathroom with four-piece suite. Externally to the front is a gravel driveway offering off road parking for multiple vehicles, to the rear is a large garden on two levels, and there is an integral double garage. The property also benefits from UPVC glazing, and no upper chain.

Ground Floor

Entrance Hall

Enter via composite door, stairs rising to first floor, under stairs storage space, 'Nest' thermostat, storage cupboard housing fusebox, 'Amtico' luxury flooring, radiator, underfloor heating.

Lounge

18'1" x 12'10" (5.52 x 3.93)

UPVC bow window to front aspect, bi-fold doors leading to rear garden, feature gas fireplace, radiator.

Kitchen / Dining / Breakfast Room

20'6" x 18'0" reducing to 16'6" (6.25 x 5.50 reducing to 5.03)

UPVC window to rear aspect, bi-fold doors leading to rear garden, roof lantern, a range of oak fronted wall and base units with Carrera quartz worktops, brushed steel double sink, integrated appliances to include 'Neff' double oven and induction hob, dishwasher, centre island including breakfast bar, space for large fridge/freezer, porcelain tiled flooring, underfloor heating.

Utility Room

17'0" x 9'10" (5.20 x 3.01)

UPVC window to rear aspect, door with frosted glass to side aspect, brushed steel sink unit, internal door to garage, space for various appliances, underfloor heating.

Study

12'0" x 8'9" (3.66 x 2.67)

UPVC window to front aspect, radiator.

Downstairs WC

Obscure UPVC window to front aspect, low level wc, wall mounted sink unit with storage under, complementary tiling, chrome heated towel rail.

First Floor

Landing

Feature UPVC window to rear aspect, two loft access points, radiator.

Bedroom One

12'8" x 11'5" (3.88 x 3.49)

UPVC window to front aspect, radiator.

En-Suite

7'10" x 6'3" (2.41 x 1.91)

Obscure UPVC window to rear aspect, tiled walk-in shower cubicle, low level wc, wall mounted sink unit with storage under, complementary tiling, 'Karndean' luxury flooring, chrome heated towel rail.

Bedroom Two

12'11" inc wards x 9'11" reducing to 6'4" (3.94 inc wards x 3.03 reducing to 1.95)

UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

11'9" x 10'0" reducing to 7'9" (3.59 x 3.07 reducing to 2.37)

Two UPVC windows to front aspect, radiator.

Bedroom Four

12'10" inc. wards x 7'9" (3.93 inc. wards x 2.38)

UPVC window to front aspect, fitted wardrobes, radiator.

Bathroom

9'7" x 6'3" (2.93 x 1.92)

Obscure UPVC window to rear aspect, freestanding bath unit, tiled shower cubicle, low level WC, sink unit with storage under, complementary tiling, 'Karndean' luxury flooring, chrome heated towel rail.

Externally**Front Garden**

Mostly laid to gravel offering off road parking for multiple vehicles, stone and wood chip beds, enclosed by wooden fencing and brick walls.

Rear Garden

Various patio and lawn areas on two levels with stairs between, double and single gates for side access from both sides, enclosed by wooden fencing and brick walls.

Double Garage

20'2" x 18'2" (6.15 x 5.54)

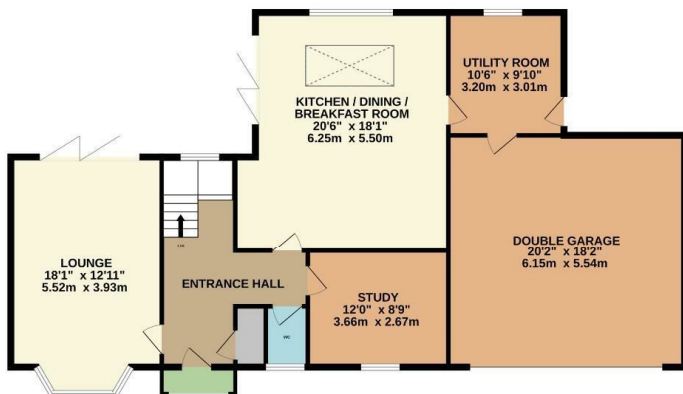
Electric roller shutter door, window to side aspect, wall mounted boiler, high pressure water tank, power and light connected.



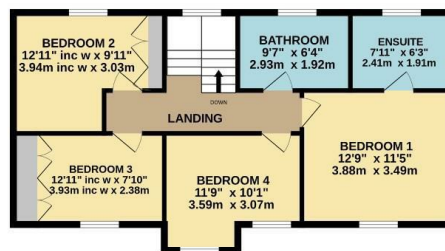




GROUND FLOOR
1402 sq.ft. (130.3 sq.m.) approx.



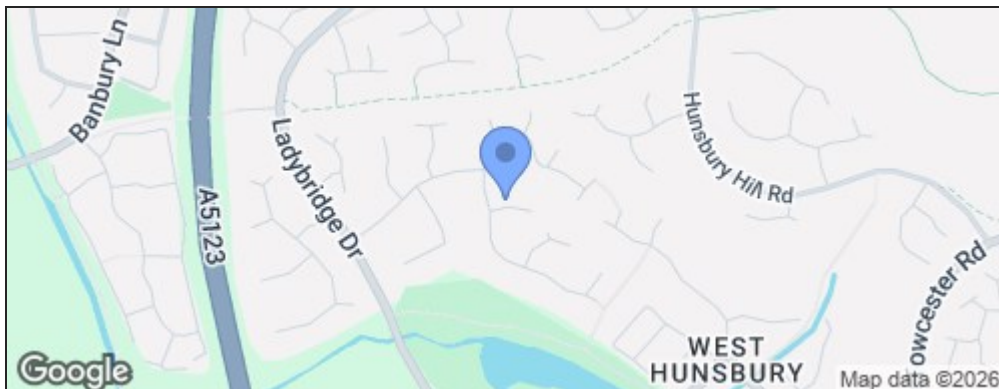
1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.