



# Aviemore Gardens

West Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





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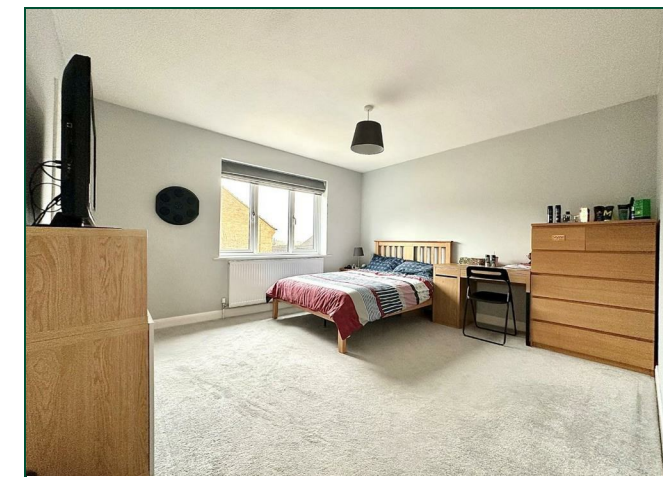
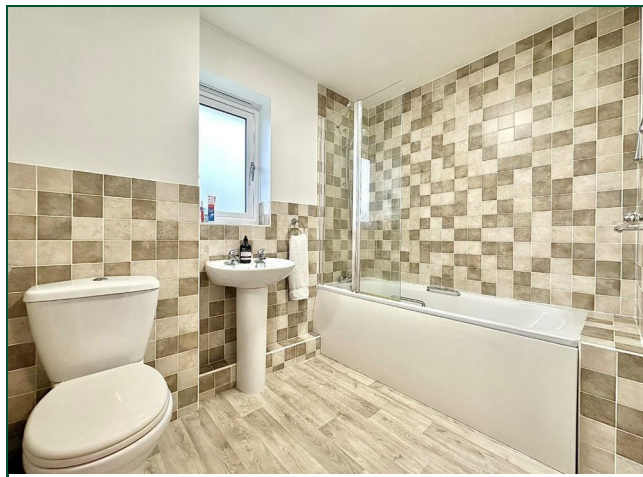
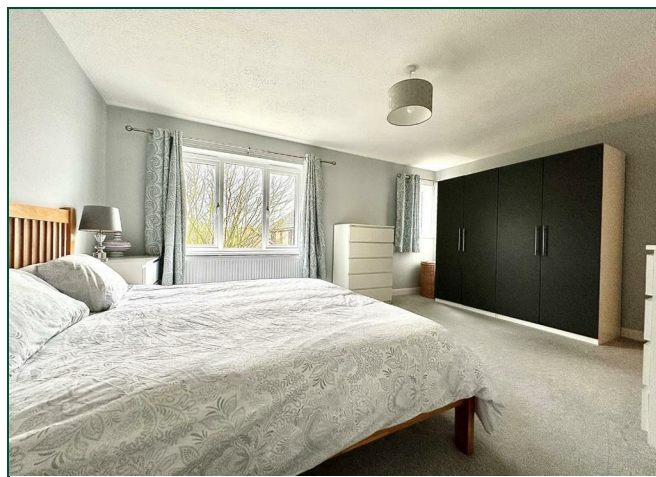
West Hunsbury  
NN4 9XJ

Guide Price  
£500,000

**An immaculately presented four double bedroom detached family home, nestled at the end of a cul-de-sac, within the desirable area of West Hunsbury. This fabulous property has been tastefully modernised by the current owners and offers generous accommodation over two floors.**

Spacious entrance hall with stairs to the first floor with storage under, a re-fitted cloakroom/WC, a study/playroom and a 21' sitting room with feature fireplace, bay window and patio doors to the rear garden. There is also a wonderful re-fitted 19' kitchen/dining room with fully integrated appliances, space for a dining table, patio doors to the garden and a separate utility room fitted with corresponding base and wall units. To the first floor is access to the loft space and doors leading to four ample double bedrooms with a re-fitted en-suite shower room to the main bedroom and a separate family bathroom. Outside, the property occupies an enviable corner plot, with a lawned front garden, newly laid step to the front door and an attached double garage with two up and over doors, one electronically operated, a courtesy door to the rear and power/lighting connected. The rear garden is generous in size and has been recently landscaped offering a newly laid patio, a well maintained lawn and enclosed by timber fencing. Further benefits include refitted anthracite grey double glazed windows and doors and gas radiator heating. Internal viewing is highly recommended. (A/1702/M)

- Immaculate four double bedroom detached home
- Re-fitted en-suite to master bedroom
- Re-fitted kitchen/dining room
- Gas radiator heating
- Landscaped rear garden
- Driveway and double garage

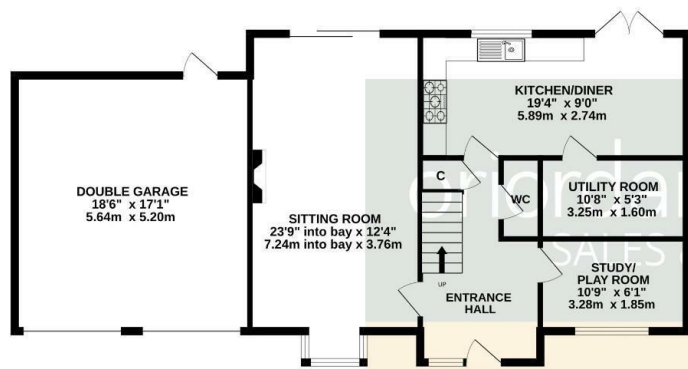




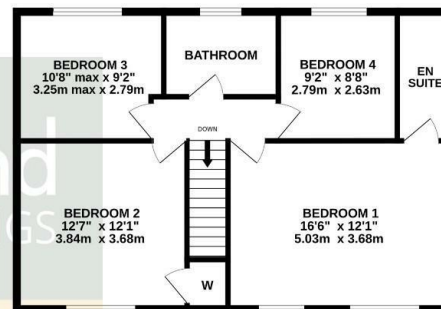




GROUND FLOOR  
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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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#### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: C

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Hunsbury Sales**

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