



# Courtney Close

Hunsbury Hill, Northampton

oriordanbond  
SALES & LETTINGS



## Courtney Close

Hunsbury Hill  
NN4 8FQ

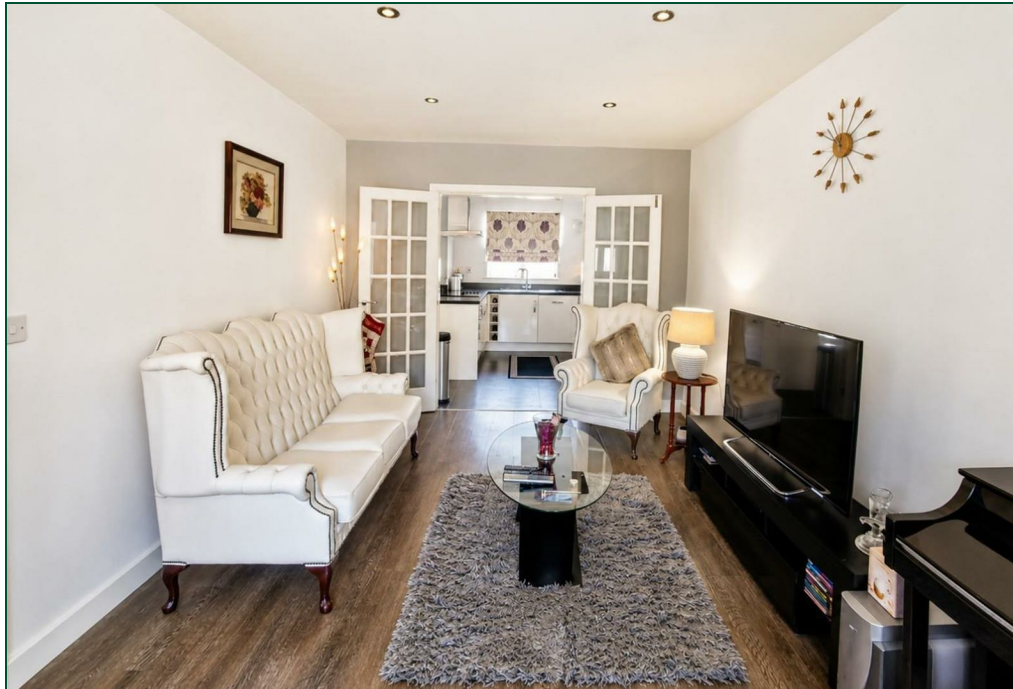
Price  
£495,000

This beautifully presented immaculate four bedroom, three bathroom family home is offered for sale in the very popular Hunsbury Hill, part of NN4. The property is located within close proximity to Upton Country Park as well as Sixfields Leisure Park and good access to the train station and town centre.

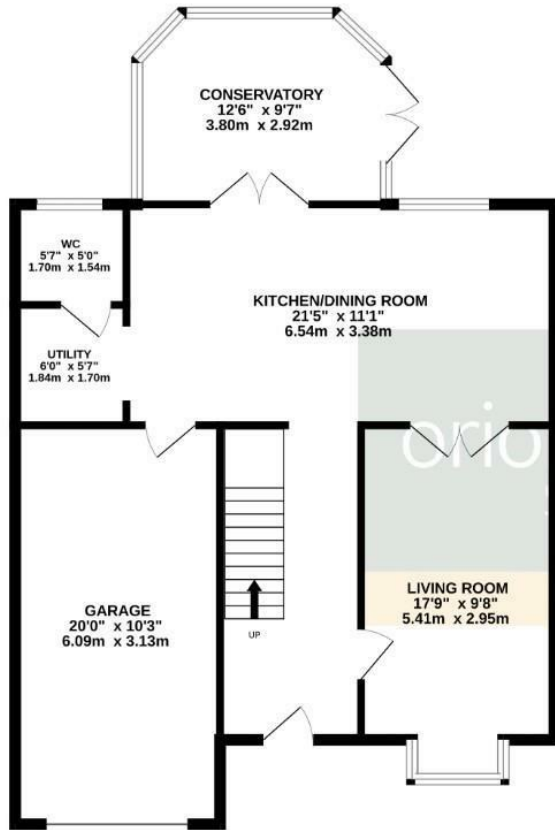
The accommodation comprises entrance hall with stairs to first floor, door to living room with box bay window to front and double doors to the modern fitted kitchen/dining room with integrated appliances to include oven, hob with extractor over, integrated dishwasher and breakfast bar opening to utility room and door to cloakroom/WC. The French doors from the dining area lead to the lovely conservatory with French doors to the garden. On the first floor is the master bedroom with built-in mirror sliding wardrobes and en-suite shower room, guest bedroom with en-suite shower room and two further double bedrooms along with a family bathroom suite. Outside, the front has a small lawn and off road parking for two cars leading to an integral garage. The low maintenance landscaped private rear garden has a patio area, a further area laid to shingle with a step up to a featured lawn and enclosed by timber fencing to all sides with gated side access. Further benefits include uPVC double glazing and gas radiator heating. (A/1359/L)

- Four bedroom three bathroom detached family home
- Living room with separate modern fitted kitchen/dining room
- Two En-suite shower rooms and four toilets
- Conservatory, utility and cloakroom/WC
- Private landscaped rear garden
- Off road parking and integral garage

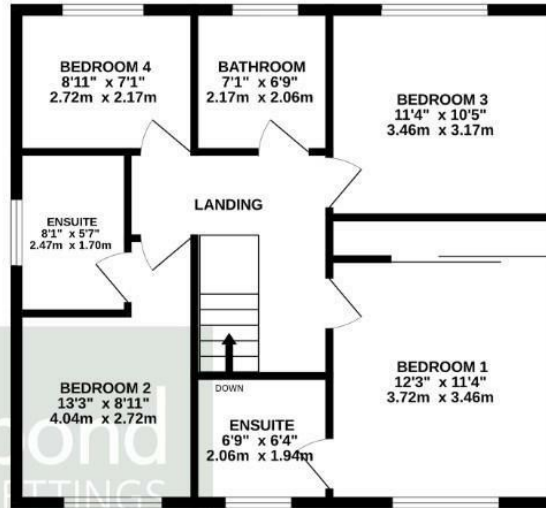




GROUND FLOOR  
892 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



PROPERTY SIZE EXCLUDING INTEGRAL GARAGE

TOTAL FLOOR AREA : 1359sq.ft. (126.3 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.

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