



# Langley Close

Hunsbury Hill, Northampton

oriordanbond  
SALES & LETTINGS



## Langley Close

Hunsbury Hill  
NN4 8JX

Price  
£425,000

This immaculately presented four bedroom detached home is offered for sale in the very popular Hunsbury Hill, part of NN4. The property provides good access local schools as well as Upton Country Park and Sixfields Leisure Park.

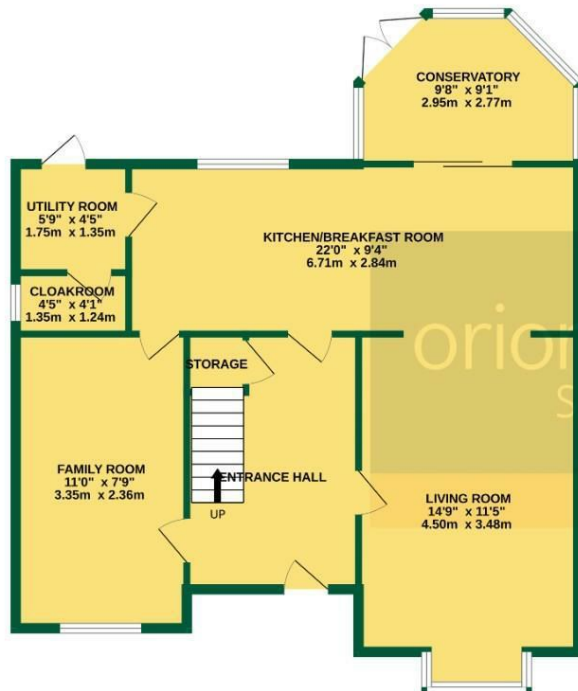
The accommodation comprises entrance hall with stairs to first floor, living room with box bay window to front, 22ft modern fitted kitchen/dining room with integrated appliances and breakfast bar, family room/play room, conservatory, utility room and cloakroom/WC. On the first floor are four bedrooms with en-suite shower room and built-in wardrobes to the master, bedrooms two and three also benefiting from built-in wardrobes and a family bathroom suite. Outside, to the front is a small lawn and block paved driveway providing off road parking for two cars. The rear garden has a patio to the immediate rear with a further patio providing seating area at the far end of the garden with the remainder being laid to lawn and enclosed by timber fencing and brick wall with gated side access. Further benefits include uPVC double glazing and gas radiator heating. (A/1788/M)

- Four bedroom two bathroom detached family home
- Two reception rooms
- Modern fitted kitchen/dining room
- Conservatory, utility and cloakroom/WC
- Private enclosed rear garden
- Off road parking

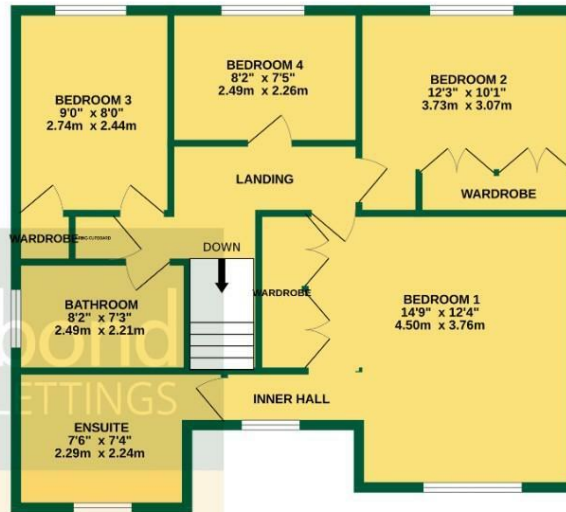




GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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:

**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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