



Peppercorn Way

East Hunsbury, Northampton

oriordanbond
SALES & LETTINGS



Peppercorn Way

East Hunsbury
NN4 0TT

Guide Price
£325,000

A beautifully presented three double bedroom detached family home situated in the desirable area of East Hunsbury. The property is located near to Wootton Primary School and Wootton Valley Country Park.

Accommodation comprises porch, sitting room and dining room with a modern, re-fitted kitchen adjacent. There is an inner hall with a cloakroom/WC and access to the garage space. To the first floor is three double bedrooms, all with fitted wardrobes, re-fitted en-suite to the master bedroom and a re-fitted family bathroom. Outside, the front garden has been landscaped with an impressive monkey puzzle tree. There is also a driveway leading to a single garage which has been partially converted but can be easily returned to a working garage. The rear garden has been fully landscaped with a paved patio area, artificial lawn, a timber shed and summerhouse with timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/964/M)

- Beautifully presented three double bedroom detached home
- Re-fitted en-suite to master bedroom
- Two reception rooms
- Gas radiator heating
- Landscaped rear garden
- Driveway and partially converted garage





DINING ROOM
10'7" x 8'7"
3.23m x 2.62m

KITCHEN
8'7" x 8'0"
2.62m x 2.44m

SITTING ROOM
15'0" Plus Bay x 10'6"
4.57m Plus Bay x 3.21m

WC

UP

STORAGE

STORAGE

The floor plan shows a central hallway with a staircase labeled 'DOWN' leading to the lower level. To the left of the hallway are two bedrooms: Bedroom 1 (top left) and Bedroom 2 (bottom left). To the right of the hallway are an ensuite, a bathroom, and Bedroom 3. A central area contains an air conditioning unit (A/C) and a closet (C). Windows are indicated by 'W' and doors by arcs. A large watermark 'cond ITINGS' is visible on the left side of the plan.

BEDROOM 1
 13'0" Max x 10'9" Max
 3.96m Max x 3.28m Max

BEDROOM 2
 10'11" x 10'9" Max
 3.33m x 3.28m Max

BEDROOM 3
 8'8" x 8'4"
 2.64m x 2.54m

ENSUITE

BATHROOM

A/C

C

DOWN

W (Windows)

cond ITINGS (Watermark)

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

Viewing strictly by appointment – details below

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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