



# Hatfield Close

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



## Hatfield Close

East Hunsbury  
NN4 0FL

Price  
£499,995

**A well presented four bedroom detached family home, situated in a cul-de-sac, within the popular area of East Hunsbury. This property occupies an enviable corner plot position and offers accommodation approaching 1,300 square feet over two floors.**

Spacious entrance hall with stairs to the first floor, a cloaks cupboard, cloakroom/WC and doors to all other rooms. There is a good size sitting room with patio doors opening to a conservatory, a separate dining room, a modern kitchen with granite work surfaces, integrated appliances and a separate utility room. To the first floor is a light and airy galleried landing with access to the loft space, an airing cupboard, doors leading to four ample bedrooms, with a modern en-suite to the main bedroom, and a separate family bathroom. Outside is a lawned front garden and large driveway for up to six cars leading to a double garage. The rear garden is private and westerly facing, has a paved patio seating area, lawn with planted borders and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating with a recently refitted boiler. (A/1283/L)

- Four bedroom detached family home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Gas radiator heating
- Private westerly facing rear garden
- Ample driveway and double garage





GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.

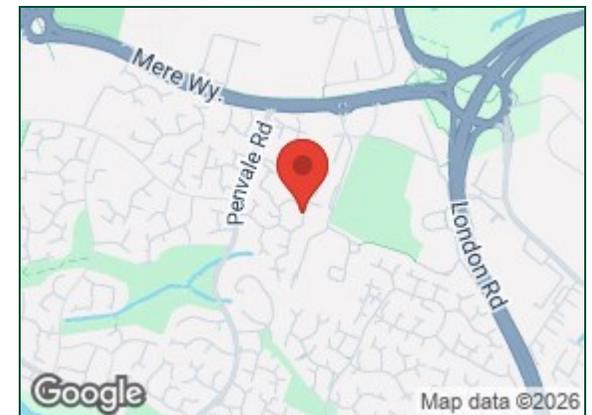
1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 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: D

#### 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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