



Frosty Hollow

East Hunsbury, Northampton

oriordanbond
SALES & LETTINGS



Frosty Hollow

East Hunsbury
NN4 0SY

Guide Price
£475,000

A well presented four bedroom detached family home, situated in a desirable cul-de-sac, within the popular area of East Hunsbury. This property occupies an enviable corner plot position and provides generous accommodation over two floors.

Entrance hall with stairs to the first floor, cloaks cupboard, cloakroom/WC and doors to all other rooms. There is a good size sitting room with patio doors to the garden, a 23' kitchen/dining room with double doors to a conservatory and a study/family room. To the first floor is a light and airy landing with access to the loft space, doors to four ample bedrooms, an ensuite to the main bedroom and a separate family bathroom. Outside, the property sits on a corner plot with a lawned front garden and driveway for several cars leading to a single garage. There is a landscaped rear garden which is mainly laid to lawn, has mature trees and a paved patio seating area. The side area is mainly decked and is an ideal entertaining space with timber fencing to enclose and a further enclosed area that could be developed to provide extra garden space or a double garage (subject to planning permission.) Further benefits include uPVC double glazing and gas radiator heating. (A/1461/L)

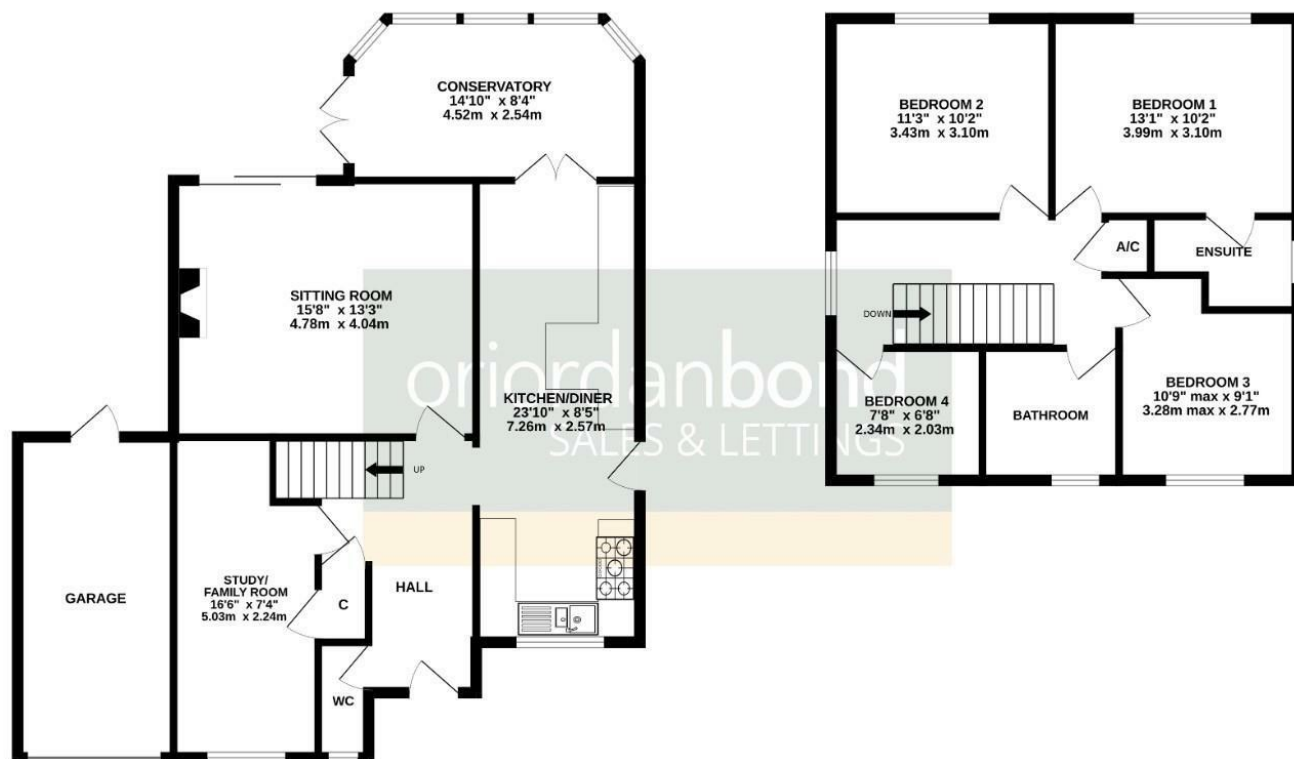
- Four bedroom detached family home
- En-suite to master bedroom
- Two reception rooms and conservatory
- 23' kitchen/dining room
- Landscaped rear garden
- Ample off road parking and garage





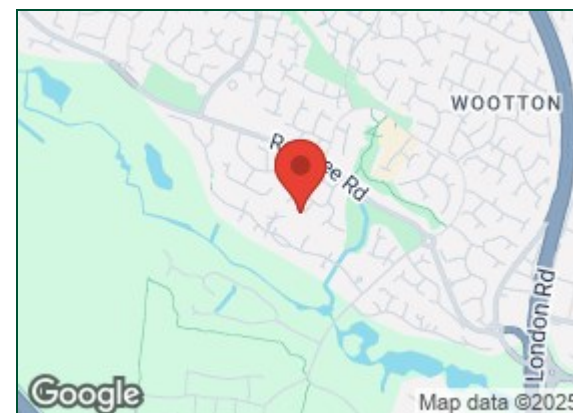
GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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