



# Hawkridge

West Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



# Hawkridge

West Hunsbury  
NN4 9YP

Price  
£299,995

An immaculately presented three bedroom detached family home situated in the desirable area of West Hunsbury. This property has been fully re-decorated and offers a contemporary feel throughout with accommodation over two floors.

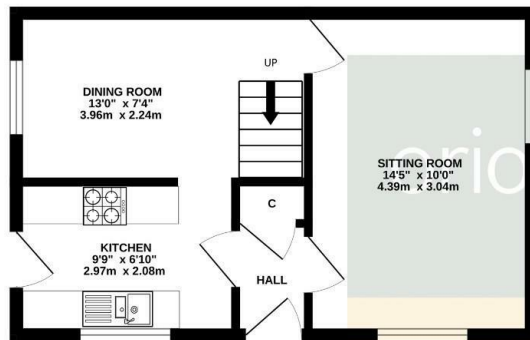
Entrance hall with an under stairs storage cupboard, a door to a spacious sitting room with dual aspect windows, a separate dining room with stairs to the first floor and an adjacent kitchen with fitted appliances. To the first floor is a light and airy landing with access to loft space, doors to three ample bedrooms, the two largest rooms offer a fitted wardrobe, and there is a modern re-fitted family bathroom. Outside, to the front of the property are lawned areas with a pathway to the house and a driveway leading to a single garage with up and over door, power/lighting connected and a personal door at the rear. To the rear is a private low maintenance tiered garden being landscaped with paved and decked areas and enclosed by timber fencing. Further benefits include anthracite double glazed windows and doors and gas radiator heating. (A/662/S)

- Immaculate three bedroom detached home
- Two reception rooms
- Modern re-fitted family bathroom
- Gas radiator heating
- Low maintenance tiered rear garden
- Driveway and garage

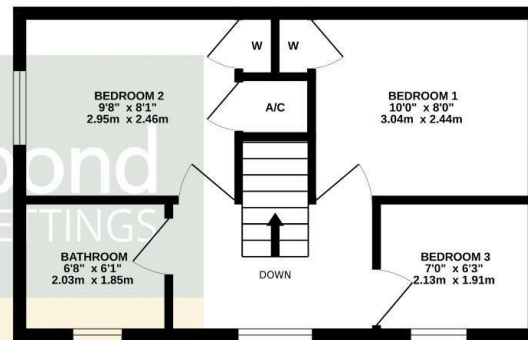




GROUND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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: C
- 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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