



# Hobby Close

East Hunsbury, Northampton

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SALES & LETTINGS



## Hobby Close

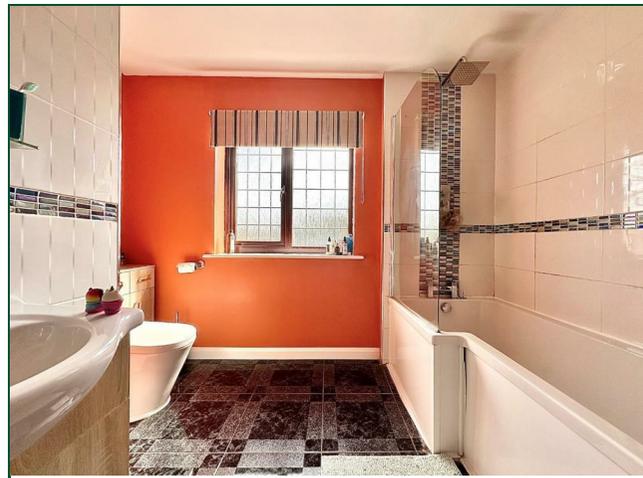
East Hunsbury  
NN4 0RN

Offers Over  
£425,000

**A well presented four bedroom detached family home, situated in a desirable cul-de-sac within East Hunsbury, offering generous extended accommodation over two floors.**

Entrance porch with a door leading to the entrance hall with stairs to the first floor, a cloakroom/WC and doors to all other rooms. There is a bay fronted sitting room, a fabulous kitchen/dining room with patio doors to a conservatory, a separate utility room and a family room/study. To the first floor is a spacious landing with access to the loft space, an airing cupboard, doors to four ample double bedrooms with an en-suite to the main bedroom and a family bathroom. Outside is a lawned front garden with driveway leading to a partly converted garage which is used as storage. To the rear is a good size garden which is easterly facing and landscaped with patio seating area leading to a lawn with planted borders, a timber shed and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (B/1517/L)

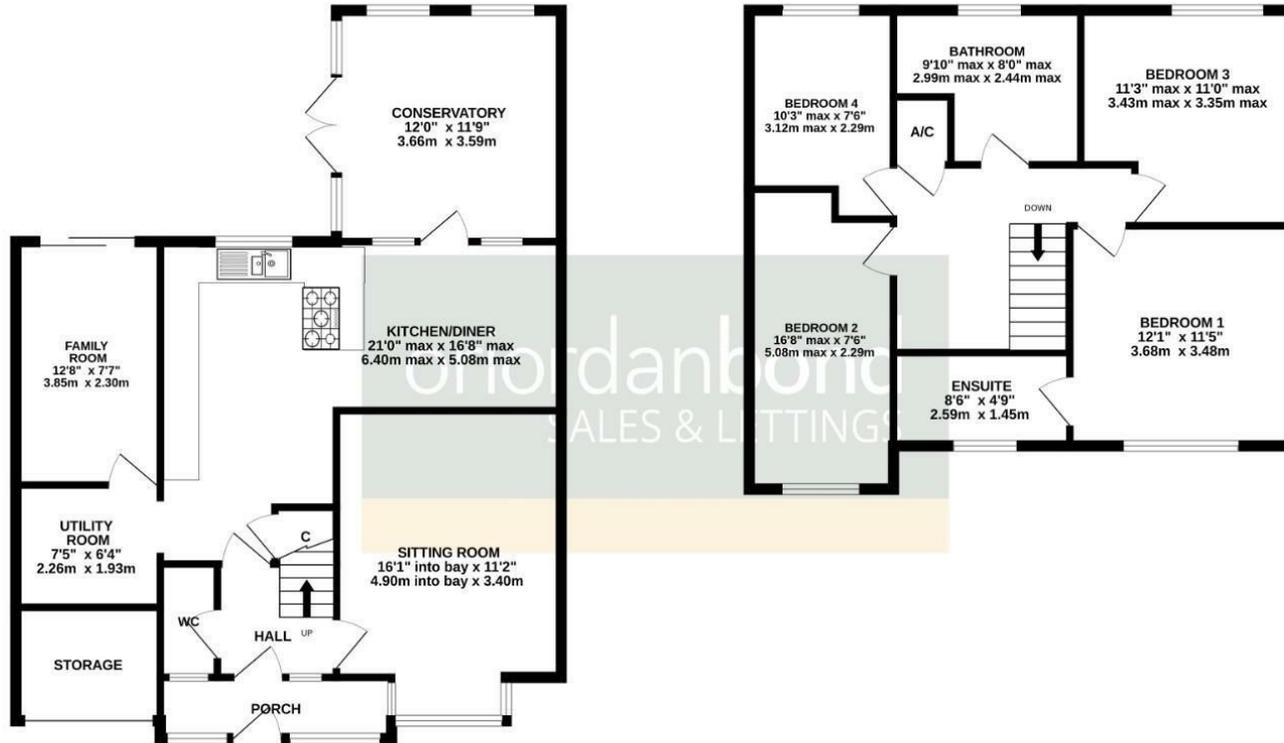
- Four bedroom detached family home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Kitchen/dining room with utility room
- Easterly facing landscaped rear garden
- Driveway and part converted garage





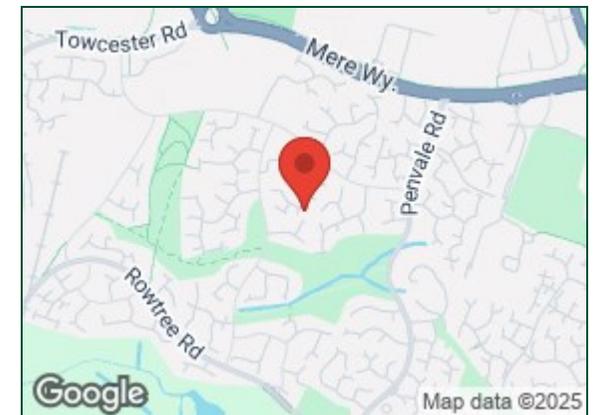
GROUND FLOOR  
855 sq.ft. (79.5 sq.m.) approx.

1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (141.0 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: D
- Energy Efficiency Rating: C

#### 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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