



# Cottesbrooke Gardens

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





# Cottesbrooke Gardens

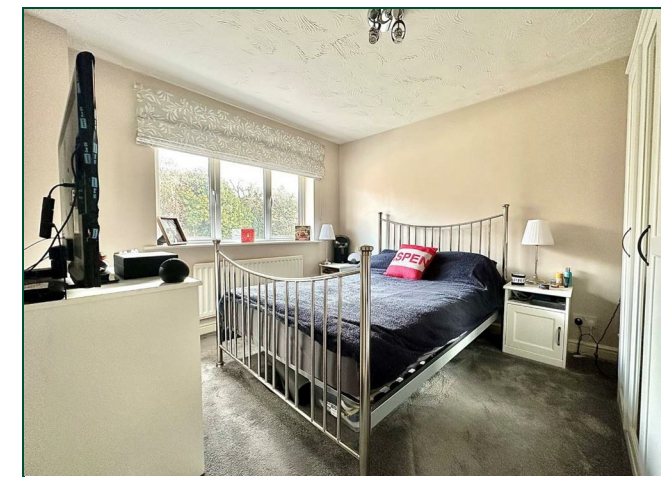
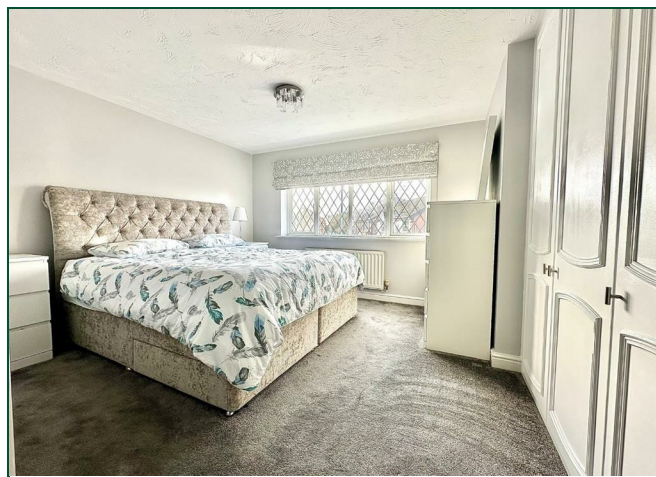
East Hunsbury  
NN4 0DE

Offers Over  
£425,000

**Offered to the market with no onward chain is this immaculately presented four double bedroom detached family home, situated at the end of a cul-de-sac, within the popular area of East Hunsbury. This property has been owned by the current family since built in 1999 and has been tastefully modernised to include a re-fitted kitchen, bathroom and en-suite.**

The accommodation is arranged over two floors comprising entrance hall with stairs leading to the first floor, a modern cloakroom/WC, a spacious sitting room and an impressive 24' re-fitted kitchen/dining room with integrated appliances and quartz work tops. There is also a separate utility room and a brick and uPVC conservatory. To the first floor is a light and airy landing with access to the loft space, an airing cupboard, doors to four double bedrooms with a re-fitted en-suite to the main bedroom and a re-fitted family bathroom. Outside, the property offers a block paved driveway for three cars leading to an integral, garage and the rear garden is private and not overlooked with a block paved patio area, lawn and timber fencing to enclose with gated side access. Further benefits include uPVC double glazing and gas radiator heating. (A/1468/M)

- Immaculate four double bedroom detached home
- Re-fitted en-suite to master bedroom
- Re-fitted kitchen/dining room
- Private rear garden
- Driveway and integral garage
- No onward chain



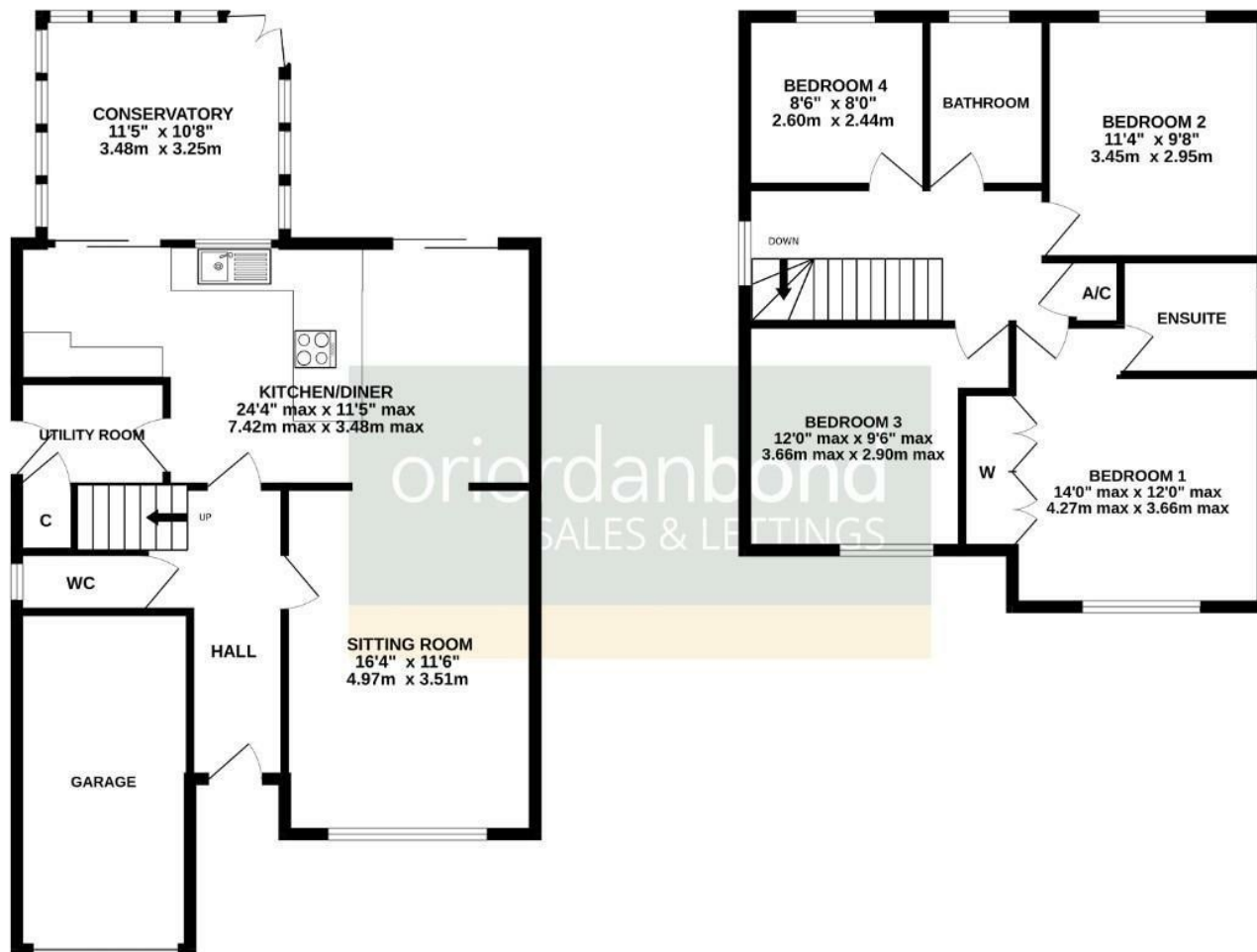






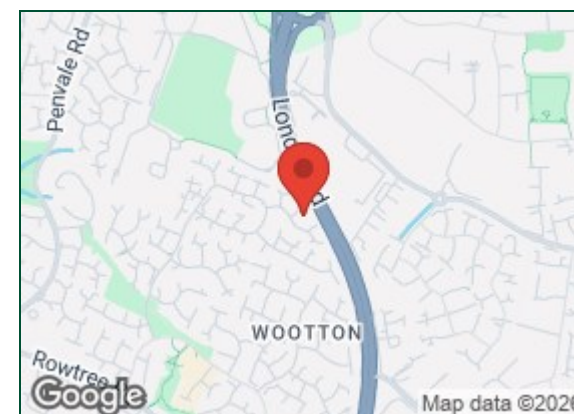
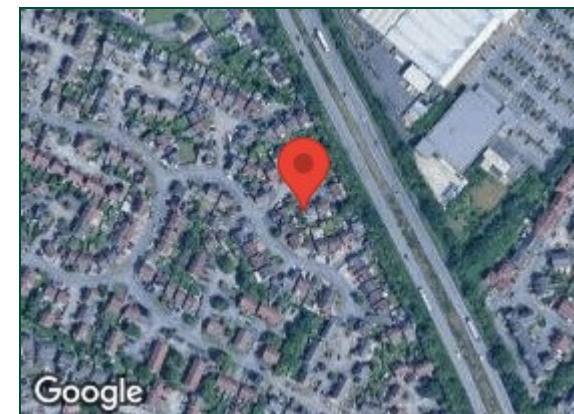
GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.

1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1468 sq.ft. (136.3 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:

#### 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.

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