



oriordanbond  
**FOR SALE**  
01604 706 007

# Hawker Way

Pineham Village, Northampton

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SALES & LETTINGS





## Hawker Way

Pineham Village  
NN4 9EW

Offers Over  
£345,000

**Offered to the market with no onward chain is this rarely available four bedroom semi-detached family home, finished in Cotswold Stone, situated in the popular area of Pineham Village, with over 1,100 square feet of accommodation over two floors and views over the village green.**

The accommodation comprises spacious entrance hall with stairs to the first floor, two storage cupboards, a cloakroom/WC, generous sitting room, a fabulous 18' kitchen/dining room with integrated appliances and a separate utility room. To the first floor is access to the loft space, four generous ample bedrooms with en-suite shower room to the main bedroom, fitted wardrobes to bedrooms three and four and a family bathroom. The property is accessed via a private driveway with a pathway to the house, there is a southerly facing rear garden which is mainly laid to lawn, has a paved patio area, timber fencing to enclose with gated rear access to a single garage with a driveway in front. Further benefits are uPVC double glazing and gas radiator heating. (B/1115/M)

**AGENTS NOTE** - A service charge applies on the estate, charged at £118.58 per annum.

- Rarely available four bedroom semi-detached
- En-suite to master bedroom
- Kitchen/dining room with integrated appliances
- South facing rear garden
- Driveway and garage
- No onward chain

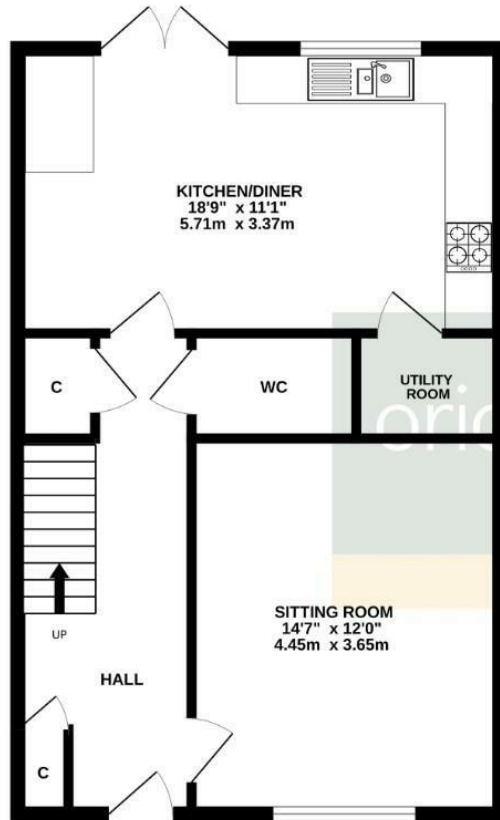




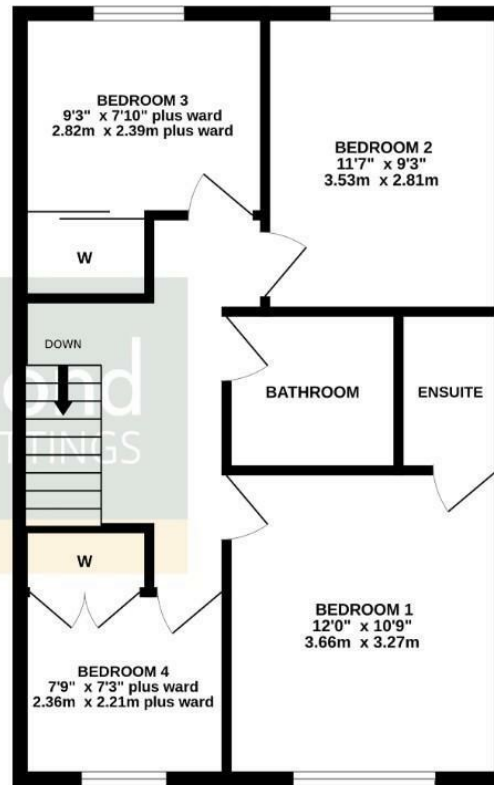




GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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