



# Grangewood

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





# Grangewood

East Hunsbury  
NN4 0QN

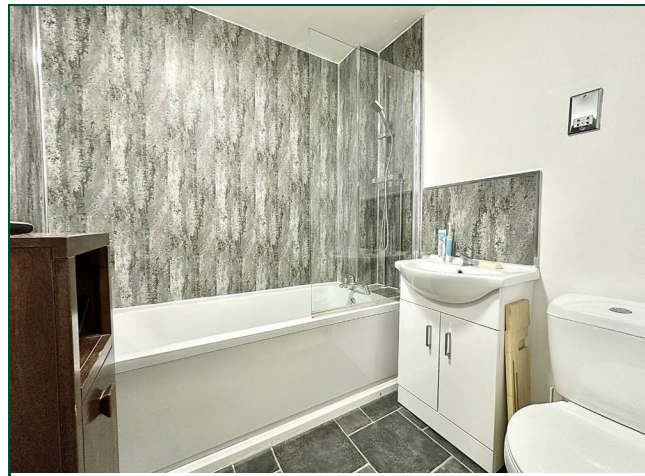
Price  
£425,000

Offered to the market with no onward chain is this immaculately presented four bedroom detached family home, nestled at the end of a cul-de-sac, on the desirable Grangewood development within East Hunsbury.

This property offers extended accommodation over two floors comprising entrance hall with stairs to the first floor, a cloakroom/WC and doors to all other rooms. There is a sitting room, separate dining room, a fabulous re-fitted kitchen with integrated appliances and a generous conservatory with patio doors opening to the rear garden. To the first floor is a light and airy landing, access to the loft space, an airing cupboard, doors to four ample bedrooms with re-fitted en-suite facilities to bedrooms one and two and a re-fitted family bathroom. Outside, the property occupies an enviable corner plot with a lawned front garden and block paved driveway leading to a half converted integral garage now offering storage. The rear garden is westerly facing and mainly laid to lawn with a block paved patio leading to a further paved seating area, planted borders, a lean-to storage area and timber fencing to enclose. Further benefits are uPVC double glazing, gas radiator heating and views over parkland. (A/1528/M)

AGENTS NOTE - Membership to the Grangewood Club is mandatory - charges in 2025 are approx. £289 (including VAT)

- Immaculate four bedroom detached family home
- Two re-fitted en-suite bedrooms
- Two reception rooms and large conservatory
- Gas radiator heating
- Westerly facing enclosed rear garden
- Ample off road parking and garage store









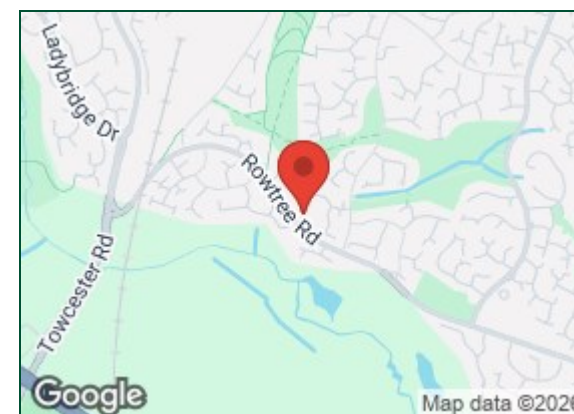
GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.

1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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