



**10 Ambridge Close**  
East Hunsbury, Northampton

oriordanbond





# 10 Ambridge Close

East Hunsbury

Northampton NN4 9RW

£475,000

**An extended four bedroom detached family home, nestled away in a quiet cul-de-sac, within the popular area of East Hunsbury, backing directly onto woodland. This property offers extended accommodation over two floors and also has full planning permission to extend the front and rear elevations further.**

Accommodation comprises porch, hallway, cloakroom/WC, sitting room, dining/family room, modern fitted kitchen, four good size bedrooms with master en-suite and a family bathroom. Outside is a double width driveway to the front for four cars leading to a detached double garage. To the rear is a southerly facing garden backing directly onto woodland. Further benefits include uPVC double glazing and a newly fitted Worcester combination boiler with new radiators. (A/1419/L)

AGENTS NOTE - The current owners rent the bottom half of the garden from Network Rail. This agreement is optional and costs £110 per annum.

- Extended four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Gas radiator heating with new boiler
- South facing rear garden backing onto woodland
- Driveway and double garage



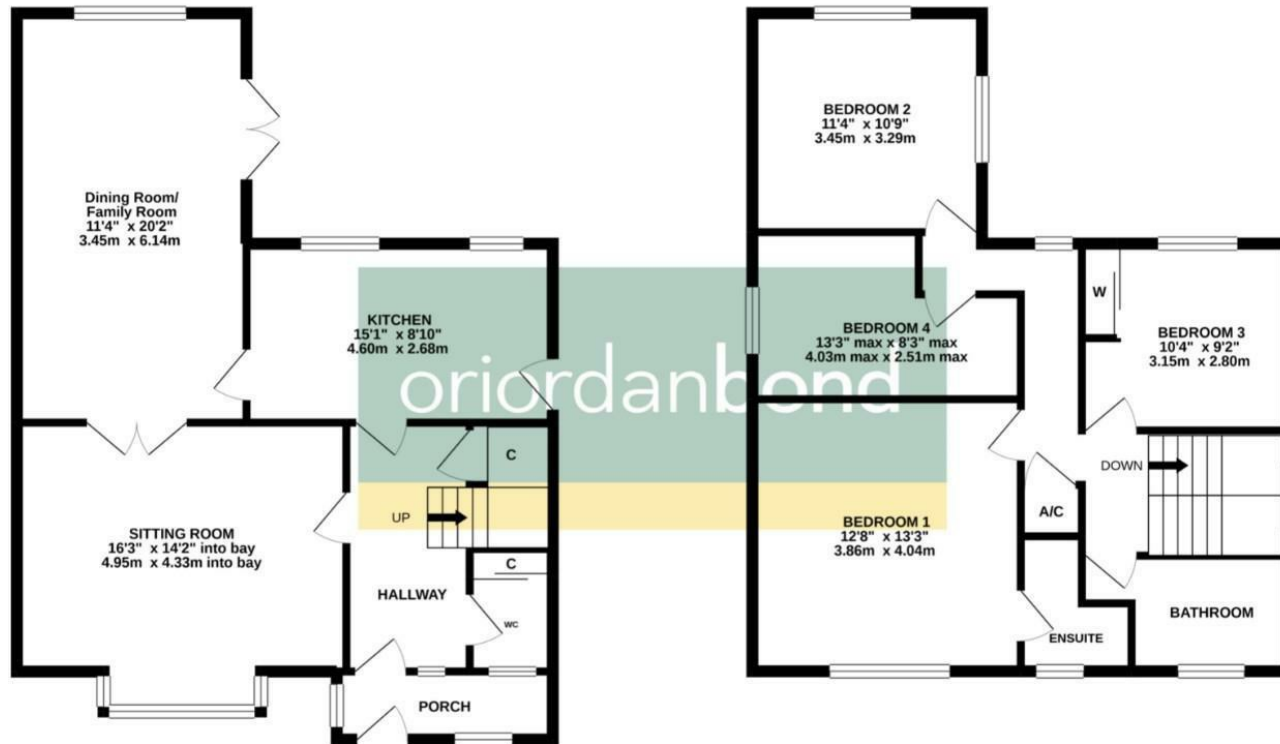






GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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: 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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