



# Hobby Close

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





# Hobby Close

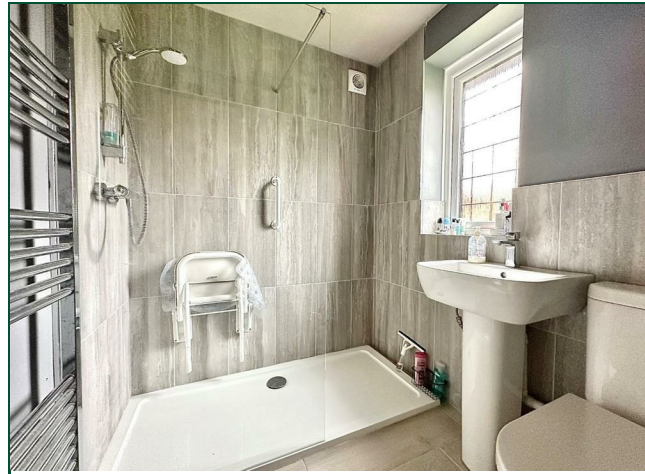
East Hunsbury  
NN4 0RN

Offers Over  
£425,000

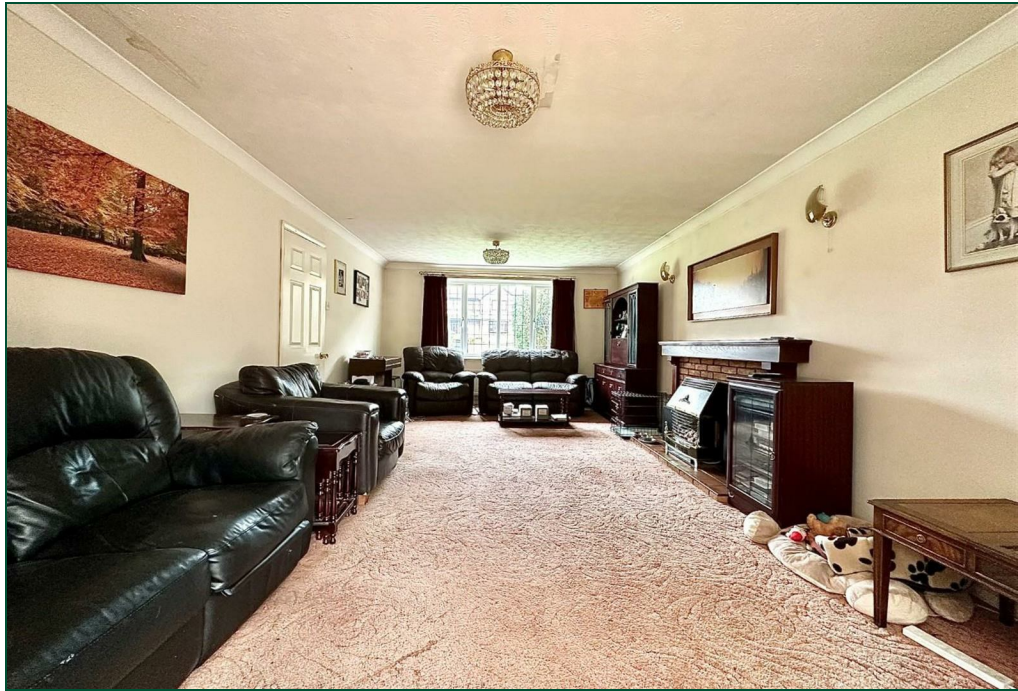
Offered to the market with no onward chain is this four bedroom detached family home, situated in a desirable cul-de-sac, within popular East Hunsbury. This property has been owned by the family since built in the mid 1980's and offers an enviable plot and position.

The accommodation comprises spacious entrance hall with stairs leading to the first floor, a re-fitted shower room and doors to all other rooms. There is a 21' sitting room with feature fireplace, separate dining room, kitchen with integrated appliances, utility room and a conservatory. To the first floor is a light and airy landing with access to the loft space, an airing cupboard and doors to four ample bedrooms. The main bedroom benefits from fitted wardrobes and en-suite shower room and there is also a separate family bathroom. Outside is a lawned front garden with double width driveway leading to a detached double garage. The private rear garden is a generous size and westerly facing with paved patio seating area, a lawn, timber summerhouse and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating with a refitted combination boiler. (C/1332/L)

- Four bedroom detached home
- En-suite to master bedroom
- Two reception rooms and conservatory
- Private westerly facing rear garden
- Driveway and double garage
- No onward chain

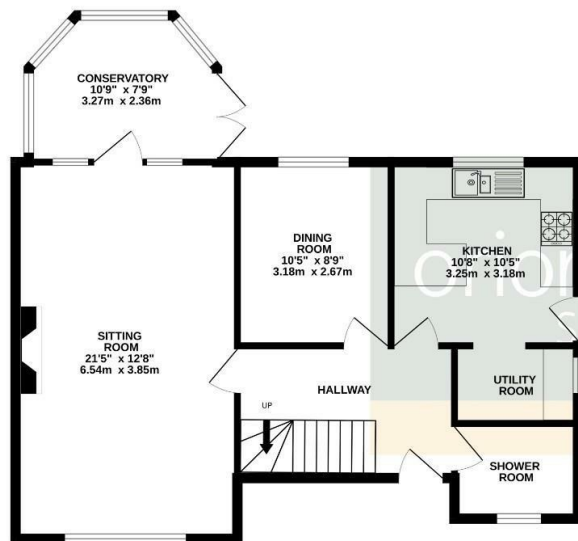




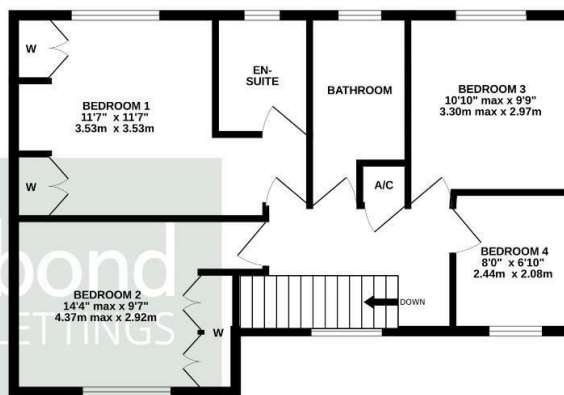




GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.

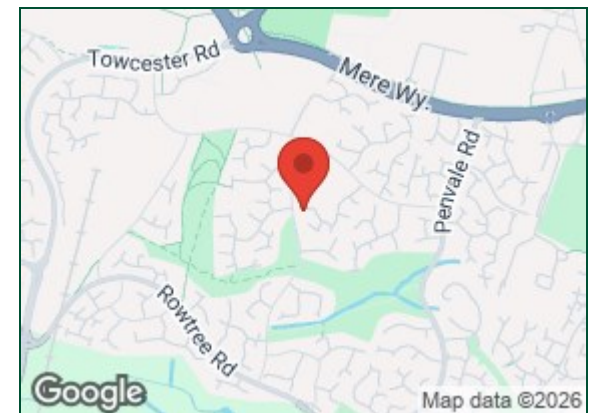


1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 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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