Holbein Gardens

West Hunsbury, Northampton

oriordanbond
SALES & LETTINGS

Holbein Gardens

West Hunsbury
NN4 9XT

Guide Price
£475,000

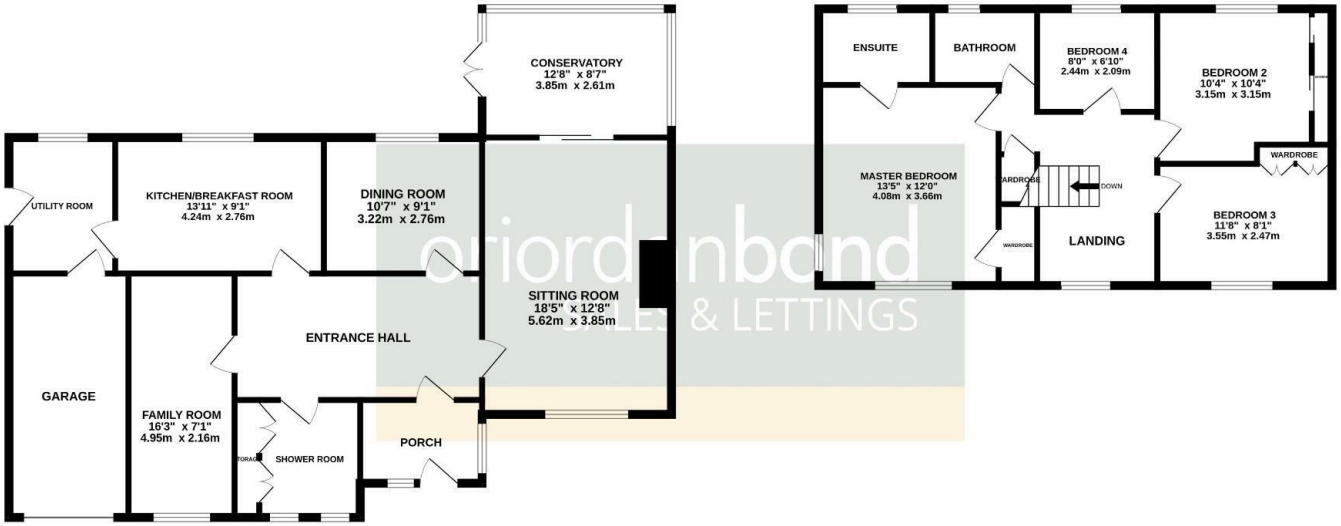
O'Riordan Bond is delighted to offer to the market this well presented four bedroom detached family home, ideally located within a popular cul-de-sac within West Hunsbury, close to local parks and amenities. This home also benefits from a choice of both Primary and Secondary Schools as well as good road links and public transport connections.

Accommodation comprises porch, entrance hall, shower room, sitting room, conservatory, kitchen/breakfast room connected to a utility benefitting from a courtesy door into the garage, a dining room and a study/family room that could also act as an additional bedroom if required. To the first floor are four bedrooms and a family bathroom with the master bedroom benefitting from an en-suite shower room. Outside is a front garden with block paved driveway providing off road parking leading to a single garage with electric door. The rear garden is well established with mature shrubbery, paved patio and laid to lawn area with summerhouse and access to the side leading to the front garden. Further benefits include both double and triple uPVC glazing and gas radiator heating. (B/1746/M)

- Four bedroom detachdd family home
- En-suite to master bedroom
- Three reception rooms and conservatory
- Separate shower room and family bathroom
- Enclosed rear garden with summerhouse
- Driveway and garage with electric door

GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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
01604 706007
hunsbury@oriordanbond.co.uk

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