



# Hobby Close

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



## Hobby Close

East Hunsbury  
NN4 0RN

Offers Over  
£525,000

Offered to the market is this immaculately presented four bedroom detached family home, nestled at the end of this desirable cul-de-sac, within the popular area of East Hunsbury. This fabulous home has been extended and maintained to a high standard and offers a rare triple garage and ample plot.

The accommodation over two floors comprises spacious entrance hall with stairs to the first floor, a cloakroom/WC and doors to all other rooms. There is a 21' sitting room with feature fireplace and dual aspect windows, a separate dining room with adjacent kitchen and separate utility room, a study and a wonderful German engineered sun room with full height glass doors and glass roof with electric roof blind and LED lights. To the first floor is a light and airy landing with access to the loft space, an airing cupboard, doors leading to four bedrooms with fitted wardrobes to the two main bedrooms, an en-suite shower room to bedroom one and a modern family bathroom. Outside is a lawned front garden and sweeping resin driveway for several cars leading to a rare detached triple garage. The rear garden is a generous size being private and fully landscaped with a paved seating area, manicured lawn, mature plants and bushes and enclosed by timber fencing and hedgerows. Further benefits include re-fitted double glazed windows, doors and a re-fitted boiler. (A/1457/L)

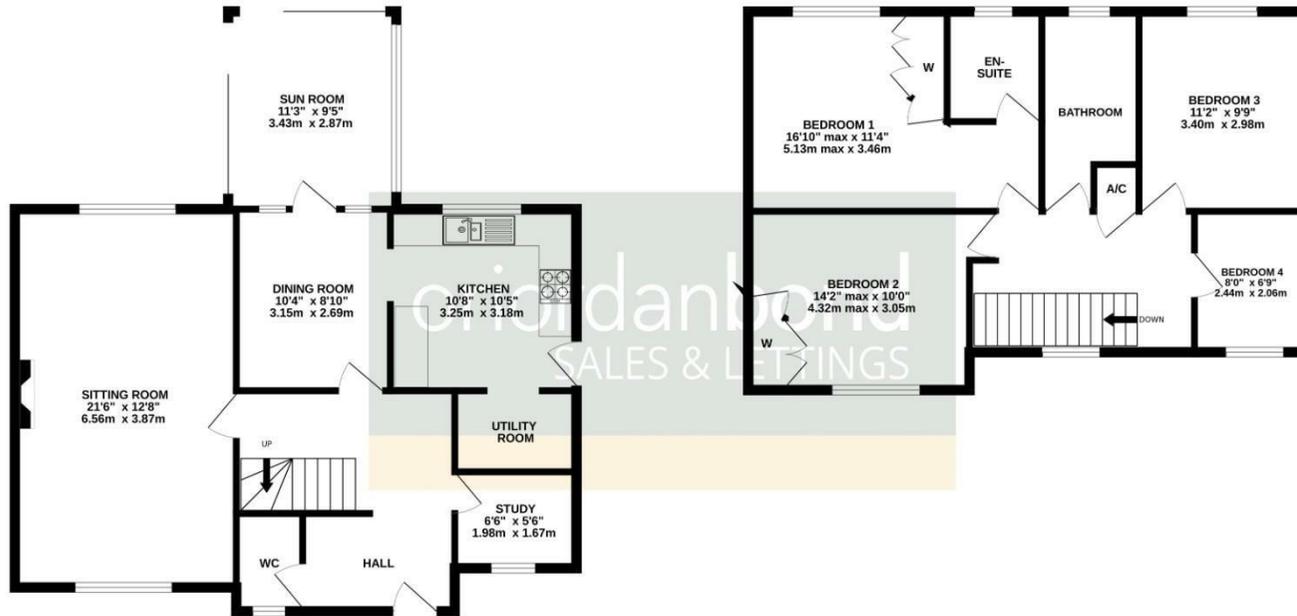
- Immaculate four bedroom detached home
- En-suite to master bedroom
- Three reception rooms
- Sun room with glass roof
- Private landscaped rear garden
- Driveway and triple garage





GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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: D

**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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