



# Osprey Rise

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS



# Osprey Rise

East Hunsbury  
NN4 0TA

Guide Price  
£400,000

An immaculately presented three/four bedroom detached family home, situated in this highly desirable cul-de-sac within East Hunsbury, offered with no onward chain. This property occupies a corner plot position and generous accommodation over two floors.

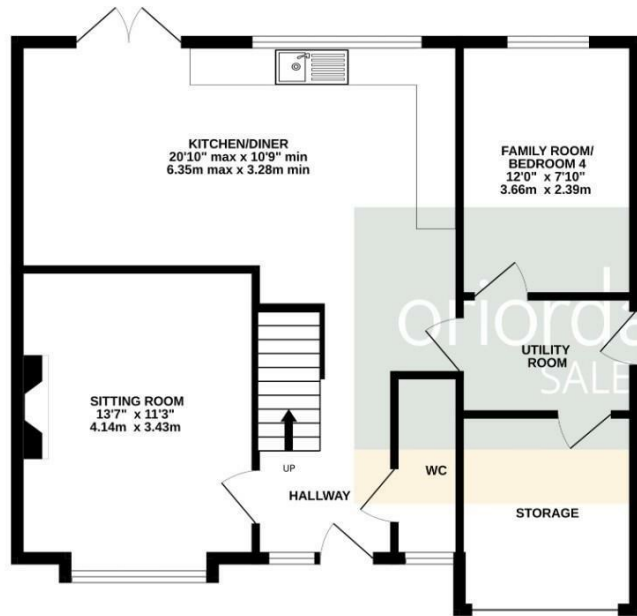
Spacious entrance hall with stairs to the first floor, a re-fitted cloakroom/WC, door to a sitting room with bay window and media wall with inset fire. The kitchen and dining room have been combined into a fabulous kitchen/diner with patio doors to the rear garden, a separate utility room, a family room/fourth bedroom and a part converted garage used as storage. To the first floor is access to the loft space and doors to all other rooms. There is a light and airy main bedroom with dual aspect windows, a dressing room and a stunning re-fitted en-suite. There are two further double bedrooms serviced by a wonderful re-fitted family bathroom. Outside, the property sits on a corner plot with a lawned front garden and driveway. The rear garden is westerly facing and has been landscaped with paved seating areas, a manicured lawn, planted borders and timber fencing to enclose. Further benefits include double glazing and gas radiator heating. (A/1231/M)

- Immaculate three/four bedroom detached home
- Re-fitted en-suite to master bedroom
- Separate reception rooms
- Kitchen/dining room with utility room
- Corner plot with westerly facing landscaped rear garden
- Off road parking and part converted garage

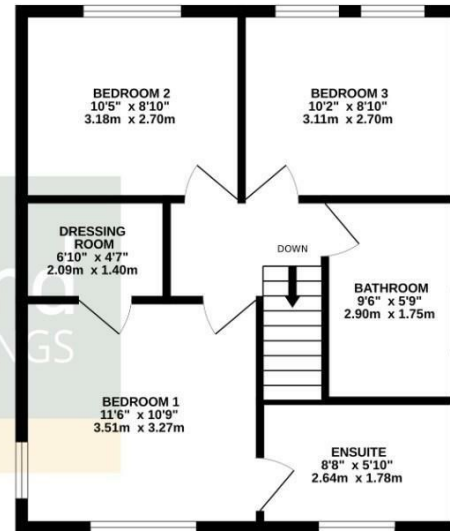




GROUND FLOOR  
730 sq.ft. (67.9 sq.m.) approx.

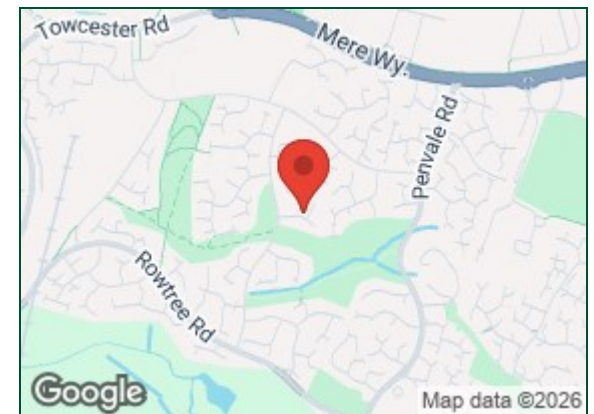


1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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: 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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