



Samwell Way
Hunsbury Meadows, Northampton

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SALES & LETTINGS



Samwell Way

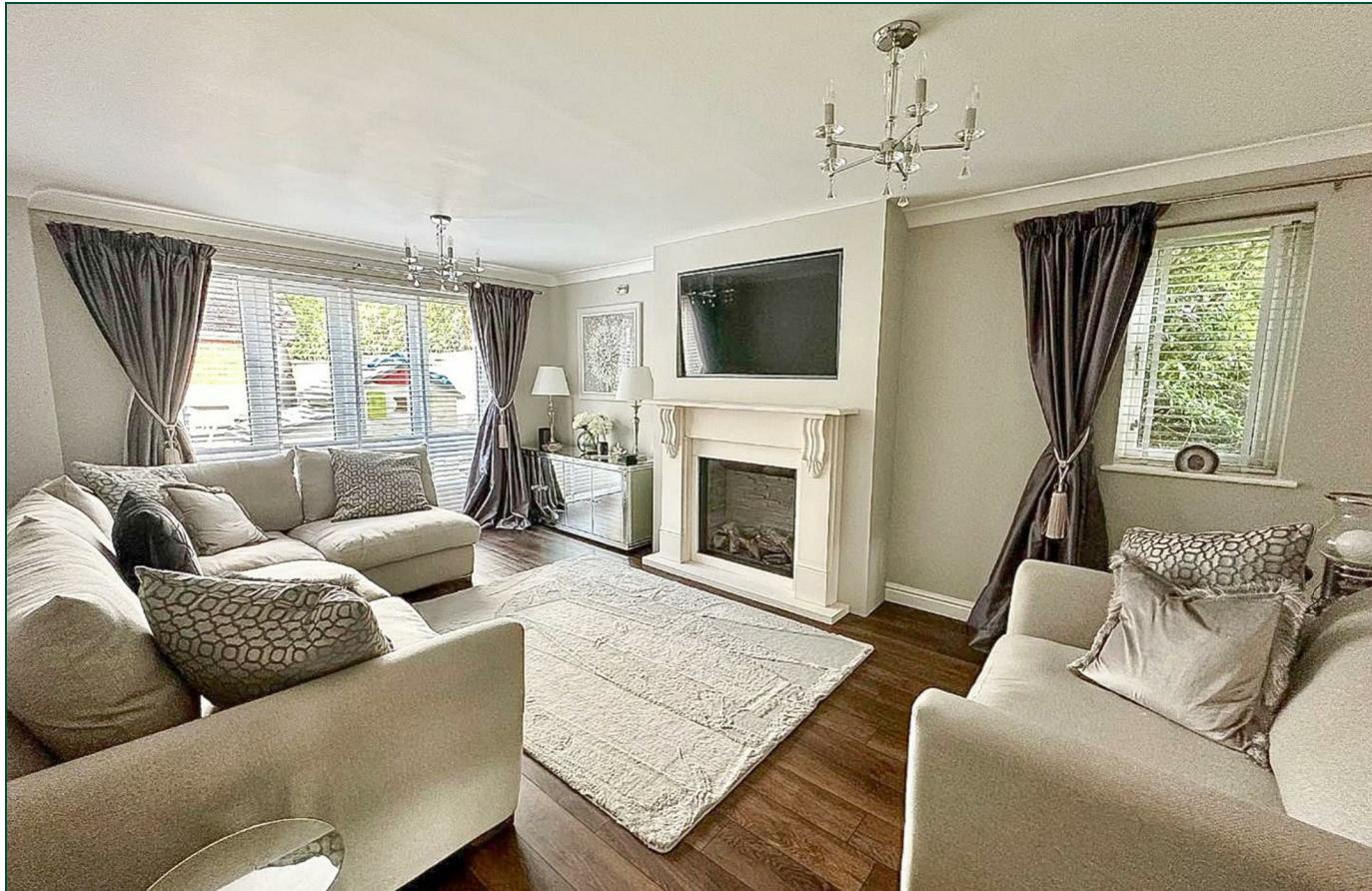
Hunsbury Meadows
NN4 9QJ

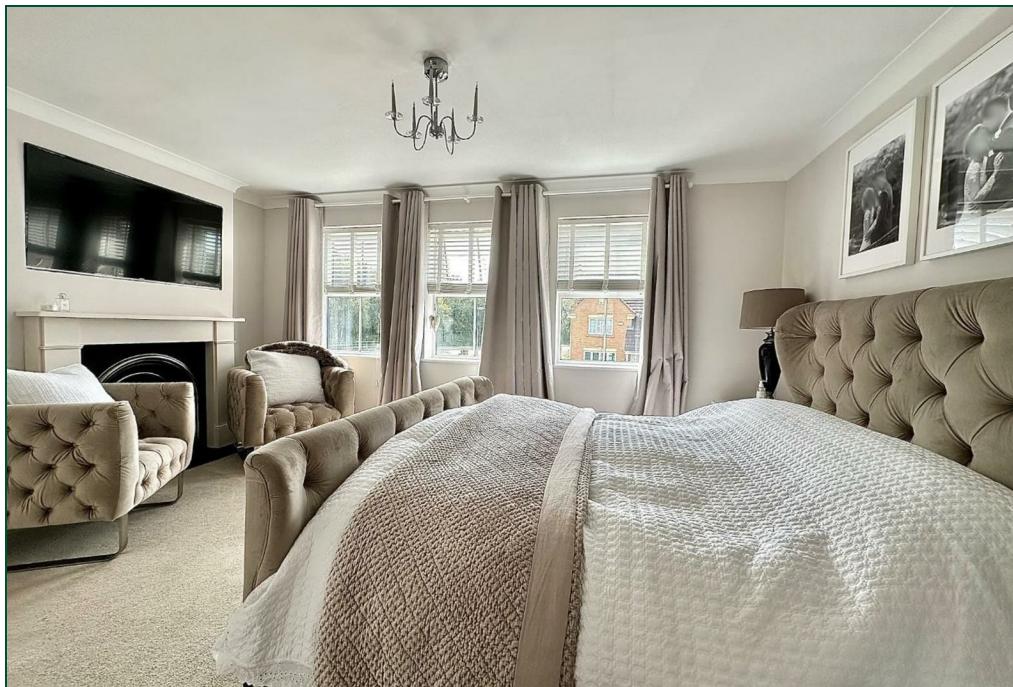
Guide Price
£725,000

An outstanding, executive, five/six bedroom detached family home, situated in the desirable area of Hunsbury Meadows and occupying an enviable corner plot. This immaculately presented property boasts generous accommodation over two floors.

Impressive entrance hall, stairs leading to the first floor with a cloakroom/WC, cloaks cupboard, study, sitting room and an amazing, refitted 27' kitchen diner boasting a central island, granite surfaces and fully integrated appliances. There are also fantastic bi-folding doors to the rear garden and a separate utility room. To the first floor expect to find a wonderful, galleried landing, access to the loft space and doors to five/six bedrooms. There are five double bedrooms with the main room boasting a refitted and extended en-suite and the second room also offering en-suite facilities. There are fitted wardrobes to three bedrooms, a sixth bedroom/library and a separate family bathroom. Outside the property occupies a prominent, corner plot with landscaped gardens, a double width driveway and integral double garage. The rear garden has been fully landscaped and has an Indian sandstone patio, an artificial lawn, decking and pergola enclosed by timber fencing and brick walling with gated access. (A/2352/L)

- Executive detached home
- Five/six bedrooms (two en-suites)
- Stunning 27' kitchen/dining room
- Gas radiator heating
- Landscaped gardens
- Double garage and driveway

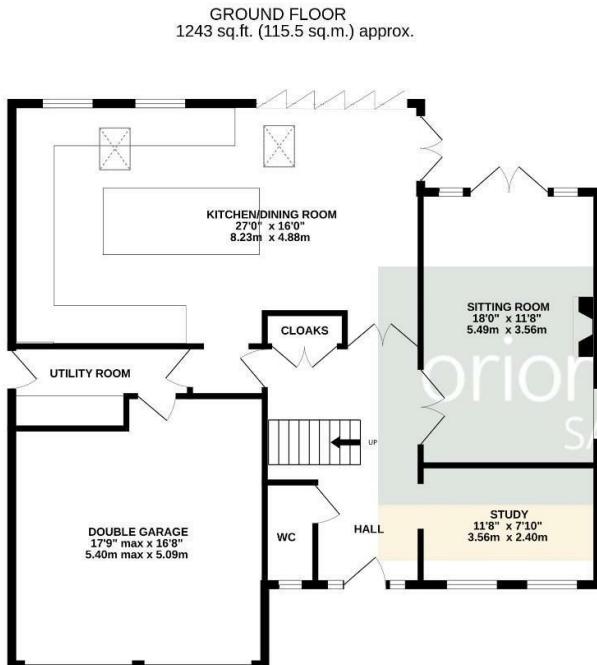






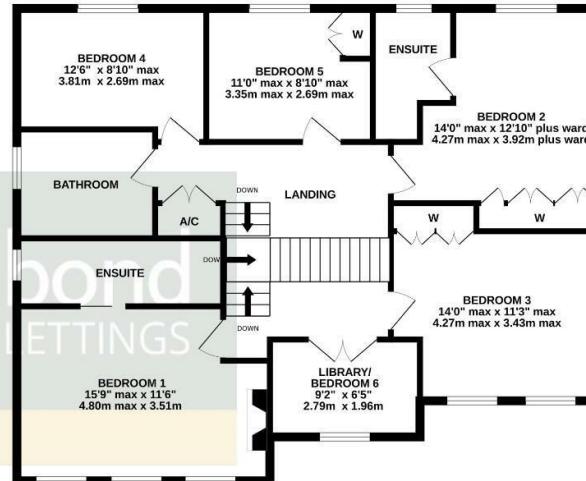






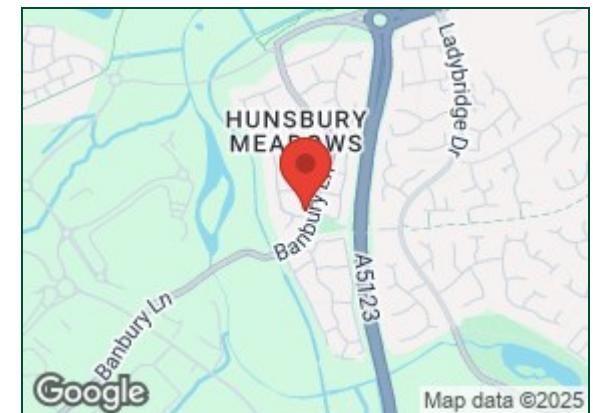
GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.

1ST FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 2352 sq ft (218.5 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.



Additional information

- Council Tax Band: G
- 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.

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