



**Whitesands Way**  
Hunsbury Meadows, Northampton

**oriordanbond**  
SALES & LETTINGS



## Whitesands Way

Hunsbury Meadows  
NN4 9QD

Price  
£535,000

An immaculately presented David Wilson built four bedroom detached family home, situated in the desirable area of Hunsbury Meadows, occupying a corner plot position within close proximity to well regarded local primary and secondary schools, shops and country parks.

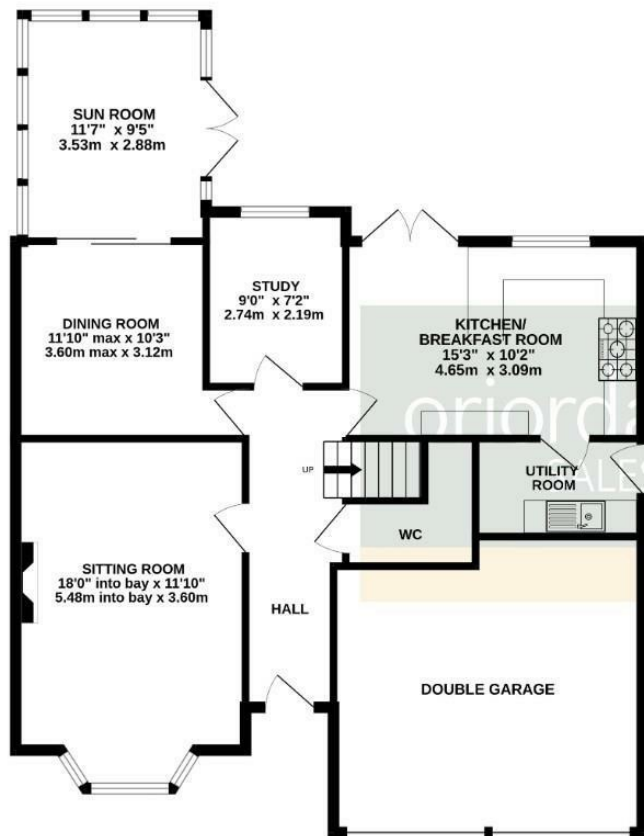
This property offers generous accommodation over two floors comprising spacious entrance hall with stairs leading to the first floor, a cloakroom/WC and doors to all other rooms. There is a generous sitting room with bay window and feature fireplace, a separate dining room with a wonderful sun room off, a study/home office, a tastefully re-fitted kitchen/breakfast room with range oven, quartz worktops and a separate utility room. To the first floor is a light and airy landing with access to the loft space, an airing cupboard, doors to four ample bedrooms with fitted wardrobes, en-suite shower room to the main bedroom and also a separate family bathroom. Outside, the property is approached via a double width driveway with pathway to the house and a lawn with a hedgerow and trees leading to an integral double garage with two up and over doors. The rear garden is very private and westerly facing, fully landscaped with a manicured lawn, deep planted borders, a vegetable growing area, a paved patio seating area and a recently installed composite deck. Further benefits include uPVC double glazing and gas radiator heating. (A/1786/M)

- David Wilson built four bedroom detached family home
- Three reception rooms and sun room
- Re-fitted kitchen/breakfast room with separate utility
- Westerly facing garden, double driveway and integral double garage
- Good access to outstanding schools and M1 Motorway
- Close to local amenities

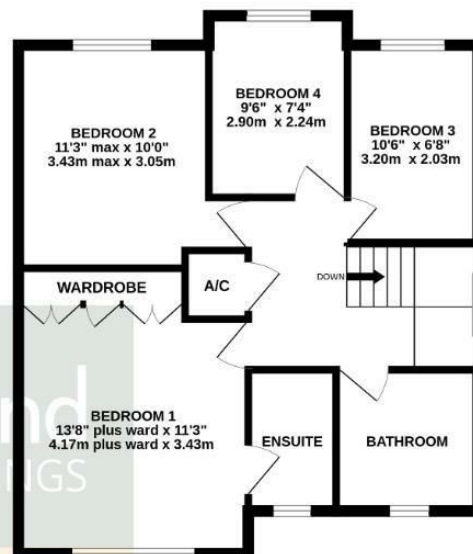




GROUND FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.

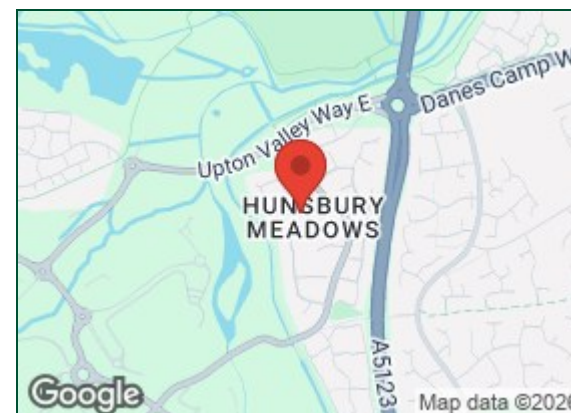


1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1796sq.ft. (165.9 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: F
- 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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