



# 7 Hawksnest

East Hunsbury, Northampton

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TOWN & COUNTRY



## 7 Hawksnest

East Hunsbury

Northampton NN4 0RH

£625,000

A beautifully presented detached home in this highly desirable close which is part of the Grangewood development. The property has been refurbished to a high standard and occupies an elevated plot at the end of a small exclusive cul-de-sac of detached properties. The property backs onto parkland with superbly landscaped gardens offering a high degree of privacy.

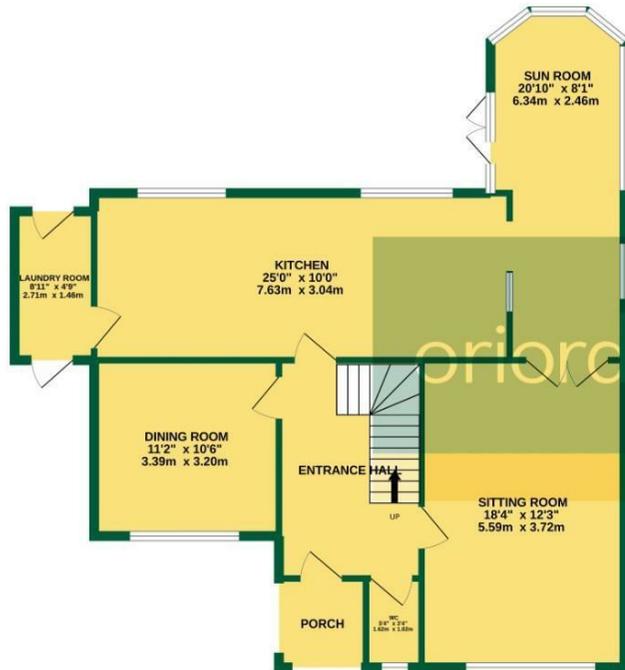
Accommodation includes roomy entrance hall, cloakroom/WC, sitting room, dining room, large re-fitted open plan kitchen/dining room, with German kitchen units and 'NEFF' appliances, re-fitted utility room, home office, uPVC double glazed conservatory, spacious galleried landing, master bedroom with re-fitted en-suite, three further good size bedrooms, large re-fitted five-piece family bathroom with bath and separate shower cubicle and 'Villeroy and Boch' sanitary ware throughout. The property benefits from gas radiator heating and uPVC double glazing. There is a larger than average attached double garage with electric doors. There are landscaped gardens - open plan to the front with large drive to side providing off road parking. The rear garden has numerous features including patio, lawned areas, greenhouse and various borders well stocked with Japanese maples, shrubs, flowers, fruit bushes and fruit trees. (A/1721/M)

- Beautifully presented four bedroom detached home
- Re-fitted en-suite to master bedroom
- Re-fitted open plan kitchen/dining room
- Re-fitted five-piece bathroom suite
- Landscaped gardens
- Driveway and double garage with electric doors

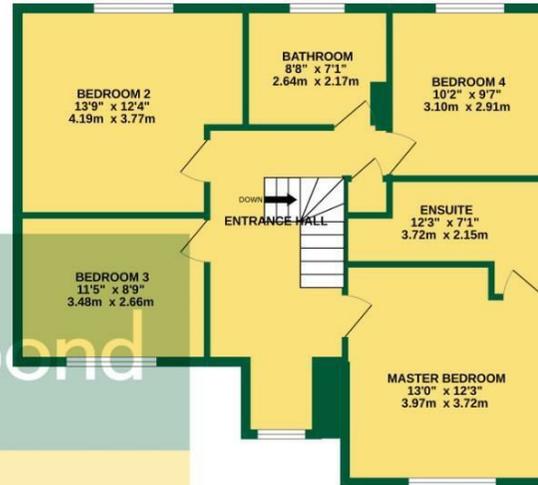




GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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.

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