

27 West Rising  
East Hunsbury  
Northamptonshire  
NN4 0TR

£325,000

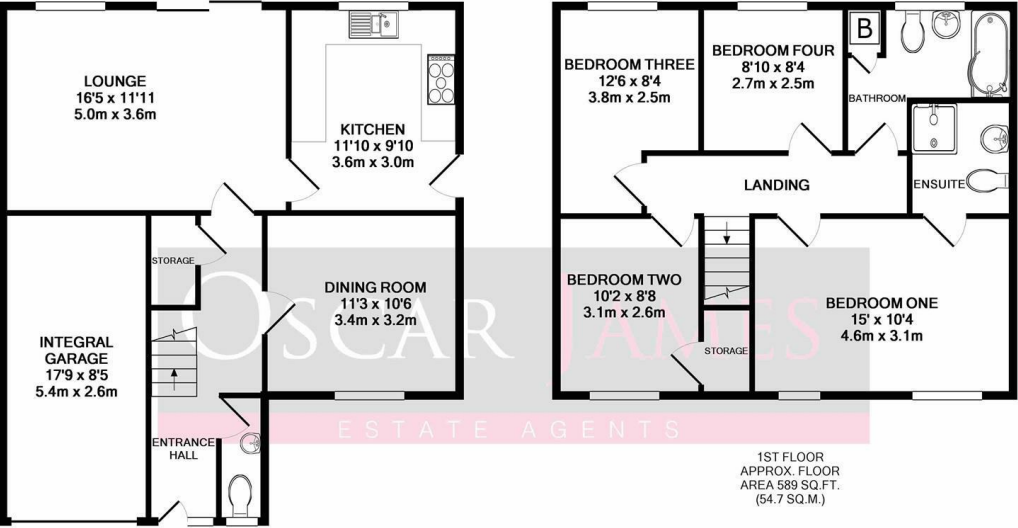


OSCAR JAMES

...expect excellence



# FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA 699 SQ.FT.  
(64.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018



## AT A GLANCE...



Living room with doors leading to the rear garden.



Kitchen with space for appliances.



Four good sized bedrooms.



Family bathroom and shower ensuite.



Enclosed rear garden with AstroTurf.



Single garage and off road parking.





# WHAT'S GREAT?

This beautiful four bedroom detached property is offered to the market with NO ONWARD CHAIN and is perfectly located in the heart of East Hunsbury with great access to its local facilities and within close proximity to the A45/M1.

Set in a quiet and peaceful cul de sac this lovely family home is one which needs to be viewed with its superb level of accommodation. from the entrance hallway there is a kitchen, large living room with doors leading to the rear garden, dining room and downstairs w/c.

The first floor accommodation comprises four bedrooms with the master benefitting from an en-suite shower room and a further three piece family bathroom suite.

Outside there is an attractive and enclosed rear garden with AstroTurf and a concrete base to add a conservatory, a single garage and driveway to the front with space for a number of vehicles as well as a nice private front garden.

To arrange your internal inspection, please call the Oscar James team on 01604 622722 today.

...expect excellence





# SELLER'S SECRET

We have loved the quiet location of this home and it is brilliant for children to play safely. If we were to have stayed we would have finished off the conservatory to create more downstairs space.

We have simply moved out of the area and bought further south.



## Why we like it....

We think this lovely property represents superb value for money in a great location.

It's beautifully presented and offers spacious accommodation too.

We really don't expect this property to be on our books for long!

# OSCAR JAMES

20 Market Square | Northampton | NN1 2DL

01604 622722

[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---