

**29 Riverstone Way
Hunsbury Meadows
NORTHAMPTON
NN4 9QG**

Offers Over £390,000



- **MODERN DETACHED**
- **OPEN PLAN LOUNGE / DINER**
- **EN-SUITE TO MASTER**
- **DRIVEWAY AND GARAGE**

- **FOUR BEDROOMS**
- **CONSERVATORY WITH INSULATED TILED ROOF**
- **LANDSCAPED REAR GARDEN**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom home in this sought after location on the South West edge of Northampton, that has been modernised by the current owners to offer light and airy accommodation with a recently landscaped rear garden. With accommodation comprising in brief; entrance hall, downstairs wc, an open plan lounge/diner, conservatory with insulated tiled roof, kitchen, and a partially converted garage into a utility room and remaining garage store. To the first floor are four bedrooms, with en-suite to main bedroom, and a bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and a driveway offering off road parking.

Ground Floor

Entrance Hall

Enter via composite door, stairs rising to first floor, tiled flooring, radiator.

Downstairs WC

Obscure UPVC window to front aspect, low level wc, pedestal wash hand basin, ceramic tiled flooring and walls, radiator.

Lounge

16'4" x 11'2" reducing to 10'2" (4.98 x 3.41 reducing to 3.10)

UPVC window to front aspect, wooden laminate flooring, feature electric fireplace, radiator.

Dining Room

9'8" x 9'3" (2.97 x 2.83)

Patio doors to rear aspect, wooden laminate flooring, radiator.

Conservatory

9'8" x 9'11" (2.97 x 3.03)

Of UPVC construction with insulated and tiled roof, French doors to rear garden, wooden laminate flooring.

Kitchen

11'8" x 16'2" max (3.56 x 4.94 max)

L-shaped, UPVC window and door to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated double oven, electric hob with extractor over, and dishwasher, spaces for various appliances, complementary tiling, tiled flooring, radiator.

Utility Room

7'10" x 6'0" (2.41 x 1.83)

Part of the partially converted garage, base unit with roll top work surface over, wooden laminate flooring.

First Floor

Landing

Loft access, cupboard housing combination boiler.

Bedroom One

17'4" reducing to 11'8" x 10'0" (5.30 reducing to 3.57 x 3.07)

UPVC window to front aspect, fitted wardrobes, wooden laminate flooring, radiator.

En-Suite

8'8" x 5'0" (2.66 x 1.54)

Obscure UPVC window to front aspect, tiled shower cubicle, low level wc, inset sink with storage under, chrome heated towel rail, complementary tiling.

Bedroom Two

12'2" inc. wardrobes x 8'0" (3.72 inc. wardrobes x 2.44)

UPVC window to rear aspect, fitted wardrobes to one wall, further storage cupboard, wooden laminate flooring, radiator.

Bedroom Three

8'6" x 7'11" (2.61 x 2.43)

UPVC window to front aspect, fitted wardrobes, wooden laminate flooring, radiator.

Bedroom Four

8'7" x 7'11" (2.63 x 2.42)

L-shaped, UPVC window to rear aspect, wooden laminate flooring, radiator.

Bathroom

6'5" x 5'5" (1.98 x 1.66)

Obscure UPVC window to rear aspect, bath unit with shower over, low level wc, sink unit with storage under, ceramic tiled flooring and walls, radiator.

Externally**Front Garden**

Block paved driveway offering off road parking, artificial grass area.

Rear Garden

Landscaped into various patio and gravel areas with artificial grass, flower and shrub beds, gated side access, enclosed by wooden fencing.

Garage Storage

10'7" x 7'11" (3.25 x 2.43)

Up and over door, power and light connected.

Agents Notes

Local Authority: West Northamptonshire

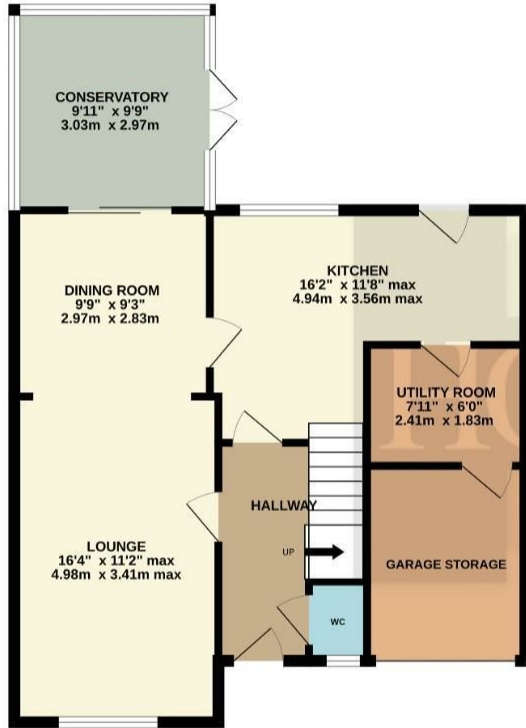
Council Tax Band: D



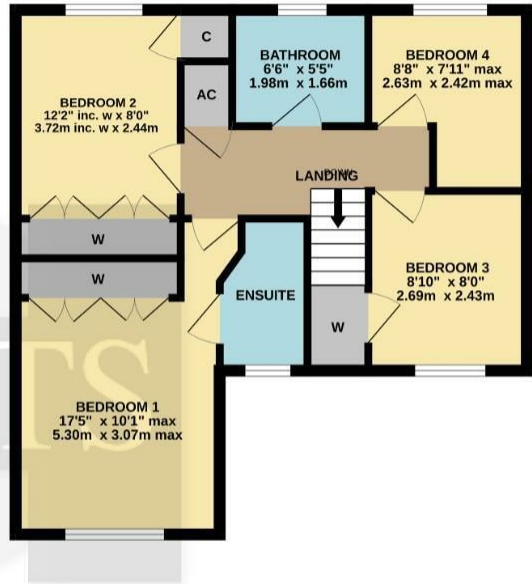




GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



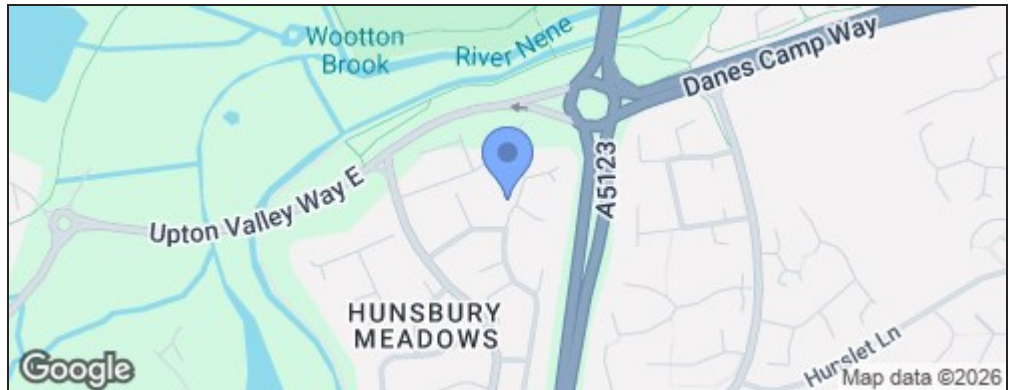
1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	70	75



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.