30 Buckingham Close
East Hunsbury
NORTHAMPTON
NN4 0RR

£420,000

- SPACIOUS DETACHED
- OPEN PLAN KITCHEN / DINER
- EN-SUITE TO MASTER
- OFF ROAD PARKING
- BACKS DIRECTLY ONTO WOODLAND
- FOUR BEDROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- EXCELLENT CONDITION
- LARGE PRIVATE REAR GARDEN
- ENERGY EFFICIENCY RATING : D

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A stunning four bedroom detached property in a sought after road, remodelled and refurbished by the current owners in recent years to be offered in excellent condition, with a large private rear garden backing directly onto parkland. With accommodation comprising in brief; entrance hall, lounge, open plan kitchen/diner, utility room, and downstairs WC to the ground floor, and four bedrooms, en-suite shower room, and bathroom to the first floor. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, a driveway offering off road parking, and garage storage.

Ground Floor

Entrance Hall
Enter via composite door, stairs rising to first floor, ceramic tiled flooring, storage cupboard, radiator.

Lounge
17'2" into bay x 13'11" reducing to 12'5" (5.25 into bay x 4.26 reducing to 3.81)
Bay UPVC window to front aspect, feature gas fireplace, radiator.

Kitchen / Diner
28'10" x 11'5" reducing to 8'4" (8.80 x 3.48 reducing to 2.56)
Two UPVC windows to rear aspect, UPVC patio doors to rear garden, a range of wall and base units with quartz work surfaces, inset sink unit, integrated appliances to include dishwasher, induction hob with extractor over, microwave, double oven, and fridge/freezer, complementary tiling, two radiators.

Utility Room
5'7" x 5'0" (1.72 x 1.54)
Wall units with roll top work surface under, space for various appliances, complementary tiling, storage cupboard housing boiler, radiator.

Downstairs WC
Low level WC, sink unit with storage under, complementary tiling, chrome heated towel rail.

First Floor

Landing
Loft access, cupboard housing hot water tank.

Bedroom One
11'9" x 10'6" (3.60 x 3.22)
UPVC window to front aspect, fitted double wardrobe, radiator.

En-Suite
5'9" x 3'8" (1.76 x 1.14)
Obscure UPVC window to side aspect, tiled shower cubicle, sink unit with storage under, chrome heated towel rail.

Bedroom Two
10'5" x 8'7" (3.20 x 2.64)
UPVC window to rear aspect, wooden laminate flooring, radiator.

Bedroom Three
9'1" reducing to 6'11" x 8'11" (2.79 reducing to 2.13 x 2.72)
UPVC window to front aspect, wooden laminate flooring, radiator.

Bedroom Four
9'1" x 8'4" (2.78 x 2.55)
UPVC window to rear aspect, wooden laminate flooring, radiator.

Bathroom
6'2" x 6'0" (1.88 x 1.83)
Obscure UPVC window to side aspect, bath unit, low level wc, sink unit with storage under, complementary tiling, chrome heated towel rail.

Externally

Front Garden
Block paved driveway offering off road parking, lawn area, gravel borders.

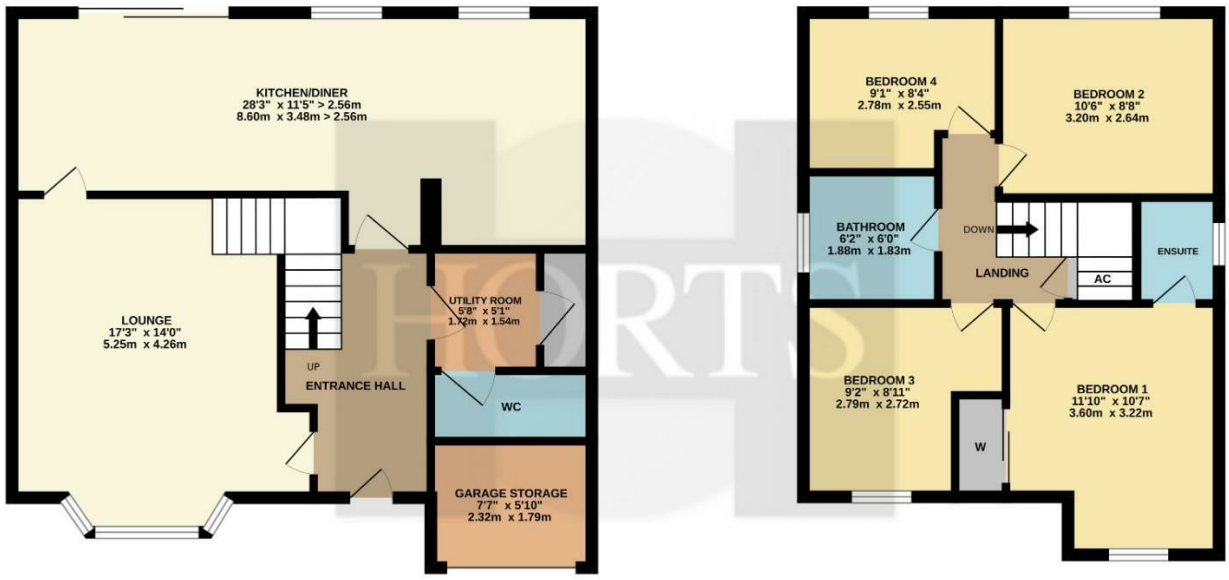
Rear Garden
Mainly laid to lawn with various patio areas, gravel and stone chip beds, wooden shed, gated side access, enclosed by wooden fencing.

Garage Storage
7'7" x 5'10" (2.32 x 1.79)
Up and over door, power and light connected.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: D

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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.
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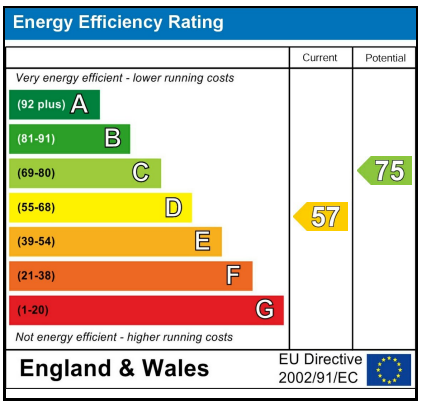

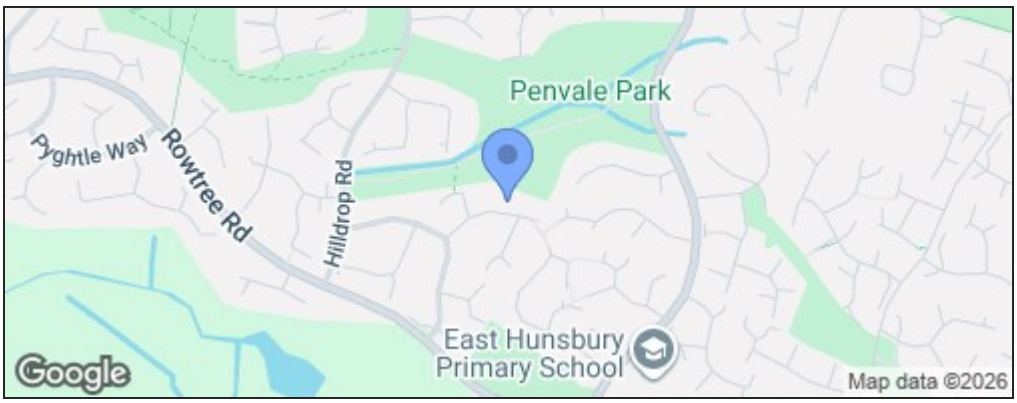

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