

**5 Hassocks Hedge
Hunsbury Meadows
NORTHAMPTON
NN4 9QA**

Guide Price £525,000



- 'DAVID WILSON' DETACHED HOME
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- PRIVATE GARDEN BACKING ONTO GRASSLAND
- FOUR DOUBLE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- CUL-DE-SAC LOCATION
- ENERGY EFFICIENCY RATING : C

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A wonderful 'David Wilson' four bedroom detached home, situated at the end of a quiet cul-de-sac with a private rear garden backing on to grassland and the Grand Union Canal, in this highly sought after area close to popular road links and local amenities. With accommodation comprising of; entrance hall, downstairs wc, lounge, dining room, conservatory, study/family room, kitchen/breakfast room, and utility room to the ground floor. To the first floor are four double bedrooms, each with fitted wardrobes, an en-suite to the main bedroom, and a four-piece bathroom. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and an integral double garage.

Ground Floor

Entrance Hall

Enter via wooden door, stairs rising to first floor, radiator.

Downstairs WC

Low level WC, wall mounted sink unit, complementary tiling, radiator.

Lounge

18'8" x 11'10" (5.69 x 3.63)

Bay UPVC window to front aspect, feature gas fireplace, two radiators.

Dining Room

12'0" reducing to 10'9" x 10'2" (3.66 reducing to 3.30 x 3.11)

Patio doors to rear aspect, radiator.

Conservatory

14'8" x 10'1" (4.48 x 3.09)

Of brick and UPVC construction, French doors leading to garden, ceramic tiled flooring.

Study

11'10" x 8'0" (3.63 x 2.45)

Bandstand window with built in window seat to rear aspect, radiator.

Kitchen / Breakfast Room

13'8" x 10'8" reducing to 8'7" (4.17 x 3.27 reducing to 2.62)

UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated double oven, hob with extractor over, dishwasher, room for further appliance, ceramic tiled flooring, radiator.

Utility Room

9'2" x 5'5" (2.81 x 1.67)

Wooden door to side aspect, base unit with roll top work surfaces, wall mounted boiler, space for various appliances, ceramic tiled flooring, under stairs storage cupboard, internal garage access, radiator.

First Floor

Landing

Loft access, storage cupboard, radiator.

Bedroom One

15'10" inc. wardrobes x 11'11" (4.85 inc. wardrobes x 3.64)

UPVC window to front aspect, a range of fitted wardrobes to one side, radiator.

En-Suite

5'9" x 5'8" (1.76 x 1.75)

Obscure UPVC window to front aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, radiator.

Bedroom Two

14'8" x 13'1" (4.49 x 3.99)

Restricted head height, UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Three

14'1" inc. wardrobes x 9'4" (4.30 inc. wardrobes x 2.85)

UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Four

11'9" x 10'2" (3.60 x 3.10)

UPVC window to rear aspect, fitted wardrobes, radiator.

Bathroom

9'8" x 6'3" (2.96 x 1.92)

Obscure UPVC window to rear aspect, bath unit with shower attachment, tiled double shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Externally**Front Garden**

Driveway offering off road parking, lawn area with various shrubs and hedges.

Rear Garden

Patio and lawn areas with various flower and shrub borders, gated side access, enclosed by wooden fencing and brick walls.

Double Garage

17'10" reducing to 14'6" x 15'8" (5.46 reducing to 4.44 x 4.80)

Up and over door, power and light connected.

Agents Note

Local Authority: West Northamptonshire

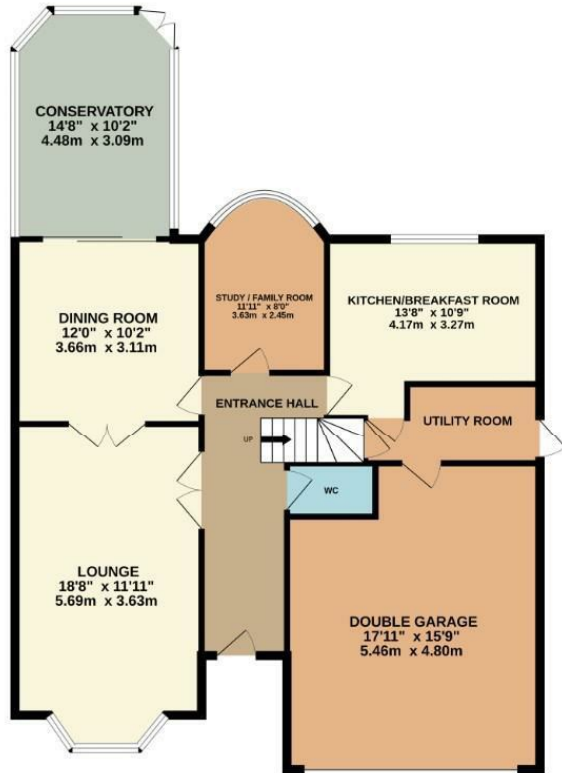
Council Tax Band: F







GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



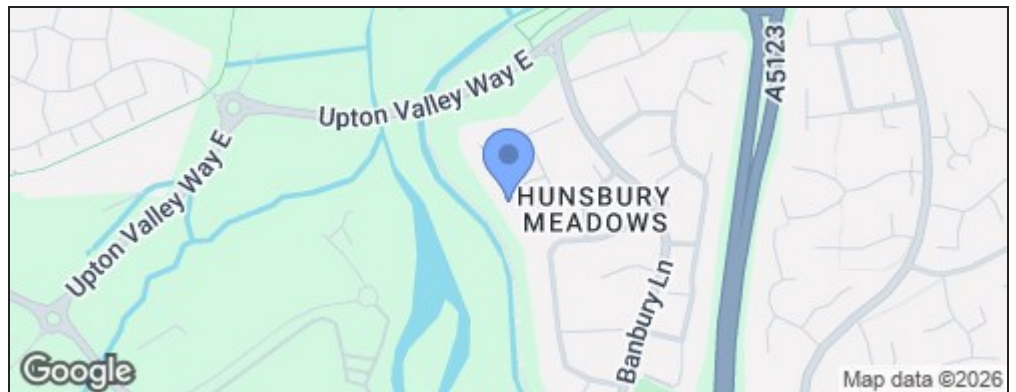
1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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	
	71	78



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.