

**5 Hunsbury Close
West Hunsbury
NORTHAMPTON
NN4 9UE**

Offers Over £625,000



- INDIVIDUALLY BUILT DETACHED BUNGALOW
- THREE SHOWER ROOMS
- PLOT APPROACHING QUARTER OF AN ACRE
- HOME OFFICE OUTBUILDING AND CONVERTED GARAGE
- NO UPPER CHAIN

- FOUR / FIVE BEDROOMS
- OPEN PLAN KITCHEN / DINER
- OVER 2000SQFT OF ACCOMODATION
- CLOSE TO LOCAL PARKS
- ENERGY EFFICIENCY RATING : C

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PERSONAL • PROFESSIONAL • PROACTIVE

Located in a highly sought after street of individually built properties, this unique four/five bedroom detached bungalow sits on a plot approaching a quarter of an acre with a private rear garden, offering over 2000sqft of accommodation. The versatile living space can be utilised in a number of different ways, and includes a fully insulated and sound proofed outbuilding separated into two rooms, as well as a double garage converted into a studio, with easy potential for turning into an annexe. Hunsbury Close is directly adjacent to West Hunsbury Country Park with direct access via pathways, making it ideal for woodland walks. With accommodation comprising in brief; entrance hall, a large open plan kitchen/diner leading to a lower lounge area, four bedrooms, one with an en-suite shower room, two further shower rooms, and a potential fifth bedroom / extra reception room with access to a utility room and walk-in storage area. Externally to the front is a large block paved driveway offering off road parking for multiple vehicles, to the rear is a large garden surrounded by hedges and trees. The property also benefits from UPVC double glazing, gas central heating, and no upper chain.

Entrance Hall

15'10" x 16'0" max (4.85 x 4.88 max)

Enter via composite door with frosted glass to sides, ceramic tiled flooring, storage cupboard, radiator.

Kitchen / Diner

23'6" inc. storage x 18'8" (7.17 inc. storage x 5.71)

A range of wall and base units with roll top work surfaces over, stainless steel one and a half sink and drainer, integrated double oven and fridge, space for further appliance, induction hob, fitted storage to one wall, complementary tiling, ceramic tiled flooring, radiator.

Lounge Area

21'5" x 9'4" (6.55 x 2.86)

Two UPVC windows and French doors leading to rear aspect, ceramic tiled flooring, radiator.

Bedroom Two

19'5" reducing to 14'5" x 9'11" (5.94 reducing to 4.41 x 3.03)

Two UPVC windows to rear and side aspects, UPVC door leading to garden, radiator.

En-Suite

5'6" x 4'1" (1.70 x 1.27)

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, wall mounted sink unit, ceramic tiled flooring and walls, chrome heated towel rail.

Reception Room / Bedroom Five

14'11" reducing to 12'0" x 10'9" (4.56 reducing to 3.67 x 3.29)

UPVC window and door to side aspect, radiator.

Walk-In Storage

5'9" x 3'6" (1.76 x 1.08)

Obscure UPVC window to front aspect.

Utility Room

8'7" x 5'2" (2.64 x 1.59)

Obscure UPVC window to side aspect, stainless steel sink and drainer, wall mounted boiler, fusebox.

Shower Room

8'3" x 5'8" (2.54 x 1.75)

Obscure UPVC window to front aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, storage cupboard, complementary tiling, chrome heated towel rail.

Bedroom One

19'10" x 11'11" max (6.05 x 3.64 max)

Two UPVC windows to front aspect, fitted wardrobes, two radiators.

Shower Room

7'3" x 7'1" (2.23 x 2.16)

Obscure UPVC window to side aspect, tiled double shower cubicle, low level wc, pedestal wash hand basin, storage cupboard, complementary tiling, chrome heated towel rail.

Bedroom Four

9'4" x 7'6" (2.85 x 2.29)

UPVC window to side aspect, radiator.

Bedroom Two

14'4" x 10'7" (4.38 x 3.25)

UPVC window and door to rear aspect, a range of fitted wardrobes, two radiators.

Front Garden

Block paved driveway offering off road parking for multiple vehicles, various flower and shrub beds and borders, further gravel area.

Rear Garden

Split into patio and artificial grass areas over several tiers, metal and wooden sheds, gated side access on both sides, enclosed by hedges and metal fencing.

Home Office

8'9" x 5'8" (2.68 x 1.73)

Enter via UPVC door, UPVC window to side, further UPVC door leading to :-

Office / Music Room

12'1" x 8'2" (3.69 x 2.50)

Fully insulated and soundproofed, electric heater.

Converted Garage / Studio

18'11" x 15'5" (5.78 x 4.70)

Two UPVC windows, door to side aspect.

Agents Note

Local Authority : West Northamptonshire Council

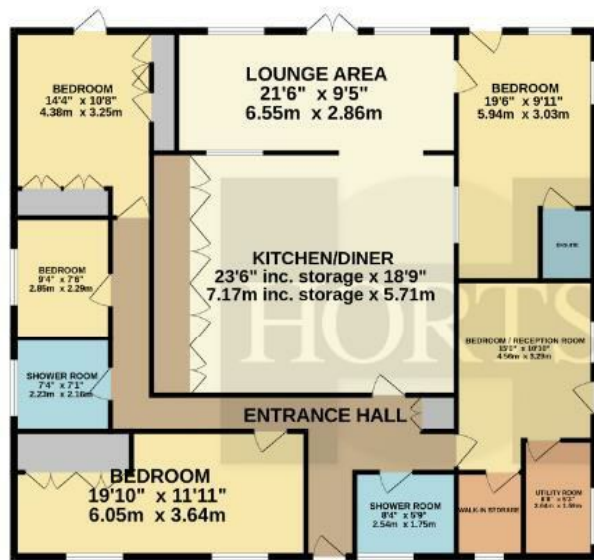
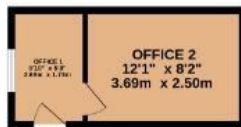
Council Tax Band: E







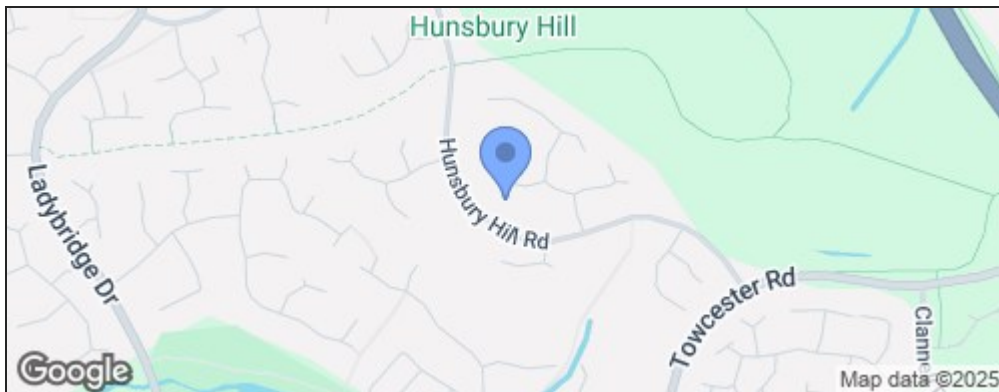
GROUND FLOOR
2262 sq.ft. (210.2 sq.m.) approx.



TOTAL FLOOR AREA : 2262 sq.ft. (210.2 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		72	83
(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		



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.