

**18 Aviemore Gardens
West Hunsbury
NORTHAMPTON
NN4 9XJ**

£460,000



- **DETACHED HOME**
- **SEPARATE RECEPTION ROOMS**
- **HIGH QUALITY REFITTED KITCHEN**
- **AIR CONDITIONING**
- **NO UPPER CHAIN**

- **FOUR DOUBLE BEDROOMS**
- **DOWNSTAIRS WC & UTILITY ROOM**
- **EN-SUITE SHOWER ROOM**
- **DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious four bedroom detached home offered in excellent condition, situated in the heart of West Hunsbury close to local parks, with the added benefits of a double garage, air conditioning, and no upper chain. With accommodation comprising in brief; entrance hall, downstairs wc, lounge, dining room, kitchen, and utility room to the ground floor. To the first floor are four double bedrooms, with en-suite to the main bedroom, and a bathroom. Externally there are front and rear gardens, a driveway offering off road parking, and a double garage. The property also benefits from UPVC double glazing and gas central heating.

Ground Floor

Entrance Hall

14'9" x 9'1" max (4.51 x 2.78 max)

Enter via composite door with obscure stained glass inserts, stairs rising to first floor, under stairs storage, LVT flooring, radiator.

Downstairs WC

Low level WC, inset sink with storage under, LVT flooring, radiator.

Lounge

24'10" into bay x 12'4" (7.57 into bay x 3.76)

Bay UPVC window to front aspect, UPVC patio doors to rear, feature gas fireplace, air conditioning unit, two radiators.

Dining Room

12'1" x 10'9" (3.69 x 3.30)

UPVC window to front aspect, LVT flooring, radiator.

Kitchen / Breakfast Room

14'0" x 8'11" (4.29 x 2.73)

UPVC window to rear aspect, a range of wall and base units with granite work surfaces, one and a half sink with draining area, induction hob, double oven, tall fridge, dishwasher, complementary tiling, breakfast bar, LVT flooring, plinth heater.

Utility Room

9'5" inc. units x 6'3" (2.88 inc. units x 1.92)

Composite door to rear aspect, wall and base units with granite work surfaces, stainless steel sink and drainer, tall freezer, LVT Flooring, electric wall mounted radiator.

First Floor

Landing

Loft access.

Bedroom One

16'11" inc. wardrobes x 12'2" (5.16 inc. wardrobes x 3.71)

Two UPVC windows to front aspect, fitted wardrobes to one side, radiator.

En-Suite

9'1" x 4'9" (2.78 x 1.47)

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

Bedroom Two

12'7" x 12'1" (3.86 x 3.70)

UPVC window to front aspect, fitted wardrobes, cupboard housing boiler, radiator.

Bedroom Three

9'6" x 9'5" (2.90 x 2.88)

UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Four

9'2" x 9'0" (2.80 x 2.76)

UPVC window to rear aspect, wooden laminate flooring, radiator.

Bathroom

7'8" x 6'2" (2.34 x 1.89)

Obscure UPVC window to rear aspect, bath unit with shower over, low level wc, sink unit with storage under, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

Externally**Front Garden**

Block paved driveway offering off road parking, lawn area with various flowers and shrubs, partially enclosed by hedges.

Rear Garden

Block paved patio leading to raised lawn area, various flower and shrub beds and borders, side garage access, enclosed by wooden fencing.

Double Garage

18'6" x 16'9" (5.65 x 5.11)

Two up and over doors, UPVC door to side, power and light connected.

Agents Notes

Local Authority : West Northamptonshire Council

Council Tax Band: E



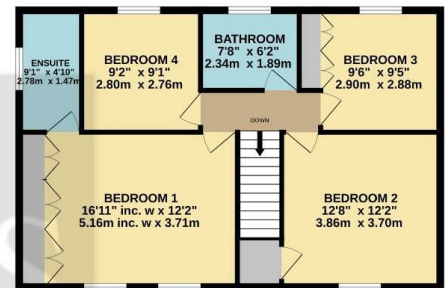




GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



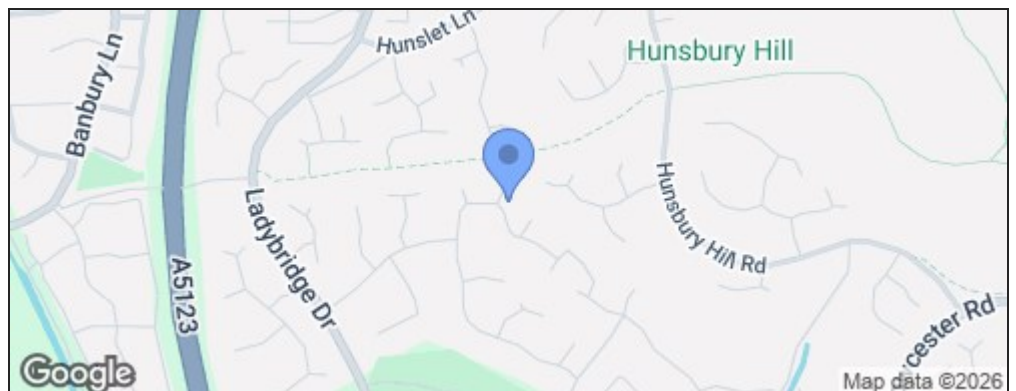
1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1756 sq.ft. (163.1 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	



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.