

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

£600,000



- **INDIVIDUALLY BUILT DETACHED HOUSE**
- **SEPARATE RECEPTION ROOMS**
- **EN-SUITE TO MASTER**
- **DOUBLE GARAGE**
- **NO UPPER CHAIN**

- **FOUR BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **DOWNSTAIRS WC & UTILITY ROOM**
- **SOUGHT AFTER ROAD**
- **ENERGY EFFICIENCY RATING : TBC**

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Set on an exclusive road of individually built bespoke houses, this spacious four bedroom detached is situated on a generous plot and offered with no upper chain. With accommodation comprising in brief; entrance porch, entrance hall, dual aspect lounge, dining room, kitchen/breakfast room, utility room, and downstairs WC to the ground floor. To the first floor are four bedrooms, with en-suite shower room to the main bedroom, and a family bathroom. Externally there are gardens to all sides, a large block paved driveway offering off road parking for multiple vehicles, a double garage, and solar panels with battery storage.

Ground Floor

Entrance Porch

5'3" x 4'9" (1.62 x 1.45)

Enter via composite door with frosted glass surrounds, quarry tiled flooring.

Entrance Hall

15'3" x 6'5" (4.65 x 1.98)

Stairs rising to first floor, under stairs storage, radiator.

Downstairs WC

Low level wc, corner sink unit, complementary tiling, radiator.

Lounge

24'7" x 11'4" (7.50 x 3.47)

UPVC window to front aspect, UPVC patio doors to rear, feature fireplace, two radiators.

Dining Room

12'2" x 10'7" (3.71 x 3.25)

UPVC window to front aspect, radiator.

Kitchen / Breakfast Room

17'5" x 12'0" max (5.33 x 3.68 max)

Two UPVC windows to rear aspect, a range of wall and base units with roll top work surfaces, polycarbonate one and a half sink and drainer, double oven, induction hob, fridge, dishwasher, complementary tiling, ceramic tiled flooring, radiator.

Utility Room

8'11" x 6'6" (2.74 x 1.99)

UPVC window and door to rear aspect, wall and base units with roll top work surfaces, stainless steel sink and drainer, wall mounted boiler, ceramic tiled flooring, radiator.

First Floor

Landing

16'2" x 10'2" reducing to 6'6" (4.95 x 3.12 reducing to 1.99)

UPVC window to front aspect, cupboard housing hot water tank, radiator.

Bedroom One

11'8" x 11'4" (3.56 x 3.47)

UPVC window to rear aspect, fitted double wardrobe, radiator.

En-Suite Shower Room

6'6" x 5'8" (1.99 x 1.73)

Obscure UPVC window to rear aspect, tiled shower cubicle, inset sink unit with storage under, low level wc, heated towel rail.

Bedroom Two

11'4" x 10'5" (3.47 x 3.19)

UPVC window to front aspect, fitted wardrobe, radiator.

Bedroom Three

10'7" x 10'5" (3.25 x 3.19)

UPVC window to front aspect, wardrobe, radiator.

Bedroom Four

10'7" x 8'0" (3.25 x 2.45)

UPVC window to rear aspect, radiator.

Bathroom

6'11" x 6'6" (2.12 x 2.00)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, inset sink unit, heated towel rail.

Externally**Front Garden**

Block paved driveway offering off road parking for multiple vehicles, further lawn area.

Rear Garden

Lawn area wrapping around three sides, patio areas, various flowers and shrub beds and borders, gated side access, enclosed by wooden fencing.

Double Garage

24'7" reducing to 17'1" x 16'10" (7.51 reducing to 5.21 x 5.15)

Two electric roller shutter doors, window to side aspect, door to rear, wall mounted batteries for energy storage, power and light connected.

Agents Notes

Local Authority: West Northamptonshire

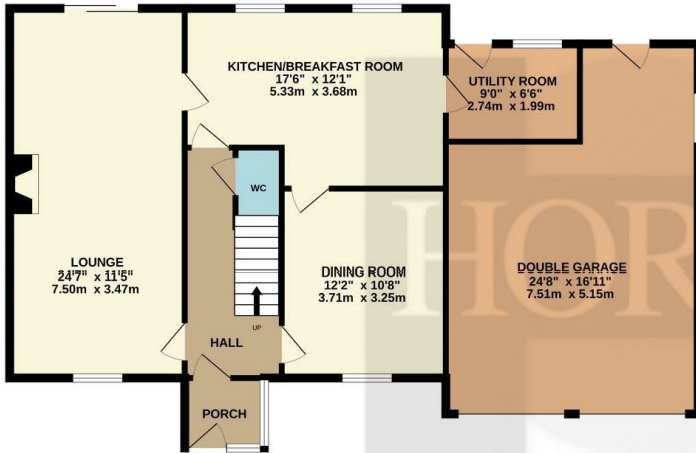
Council Tax Band: F



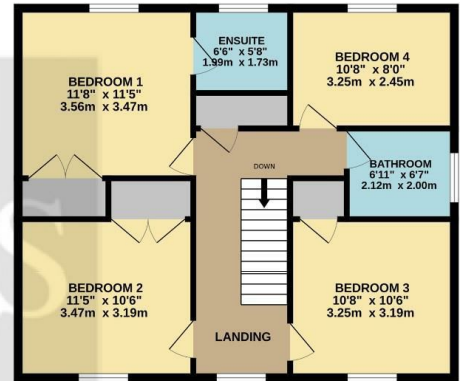




GROUND FLOOR
1152 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 1870 sq.ft. (173.8 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	



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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.