

**16 Hawkridge
West Hunsbury
NORTHAMPTON
NN4 9YP**

£295,000



- **DETACHED HOME**
- **SEPARATE RECEPTION ROOMS**
- **CLOSE TO LOCAL PARKS**
- **LOW MAINTENANCE REAR GARDEN**

- **THREE BEDROOMS**
- **EXCELLENT CONDITION**
- **DRIVEWAY AND GARAGE**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Set in a quiet cul-de-sac street within walking distance to West Hunsbury Country Park and local amenities, this beautiful three bedroom detached property has been greatly improved by the current owner to be offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge, dining room, and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. Externally there is a front garden with off road parking, a tiered rear garden with a large decking area at the top, and a garage. The property also benefits from UPVC double glazing and gas central heating.

Ground Floor

Entrance Hall

Enter via composite door, under stairs storage cupboard.

Lounge

14'5" x 10'0" (4.41 x 3.05)

Two UPVC windows to front and side aspects, radiator.

Dining Room

12'11" x 7'4" (3.96 x 2.24)

UPVC window to rear aspect, stairs rising to first floor, radiator.

Kitchen

9'9" x 6'11" (2.98 x 2.11)

UPVC window to side aspect, composite door to rear garden, a range of wall and base units with roll top work surfaces, polycarbonate one and a half sink and drainer, gas hob with extractor over, integrated oven, space for various appliances, complementary tiling.

First Floor

Landing

9'1" x 6'2" (2.79 x 1.89)

UPVC window to side aspect.

Bedroom One

9'11" x 8'0" (3.03 x 2.45)

UPVC window to front aspect, fitted wardrobe, radiator.

Bedroom Two

9'8" x 8'2" (2.96 x 2.49)

UPVC window to rear aspect, fitted wardrobe, cupboard housing hot water tank, radiator.

Bedroom Three

6'11" x 6'3" (2.13 x 1.91)

UPVC window to side aspect, radiator.

Bathroom

6'8" x 6'0" (2.05 x 1.84)

Obscure UPVC window to side aspect, bath unit with shower over, low level wc, sink unit with storage under, complementary tiling, radiator.

Externally

Front Garden

Lawn area, driveway offering off road parking, various paving.

Rear Garden

Split into tiers with patio area to the ground level, artificial grass area to raised level, with a large decking area to the top level, gated side access, rear garage access, enclosed by wooden fencing.

Garage

18'4" x 8'2" (5.61 x 2.50)

Up and over door, power and light connected, rear door leading to garden.

Agents Notes

Local Authority: West Northamptonshire Council

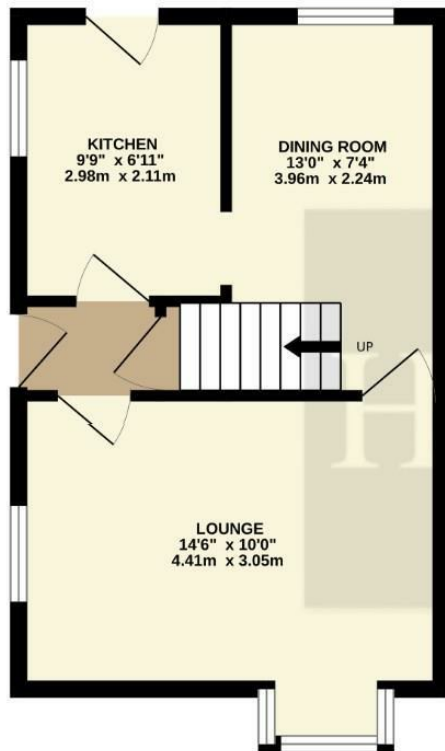
Council Tax Band - C



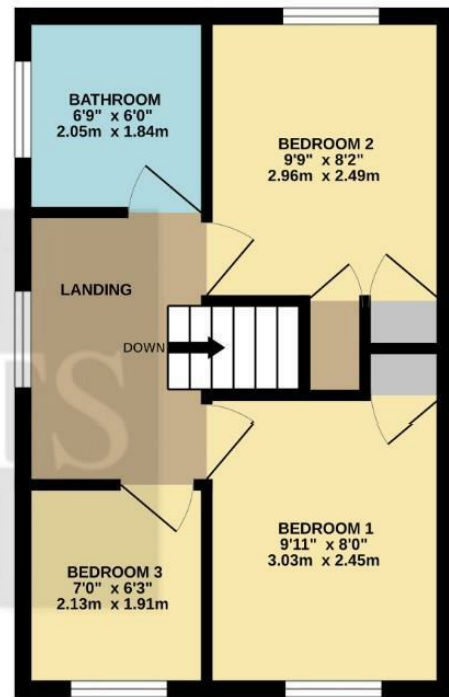




GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

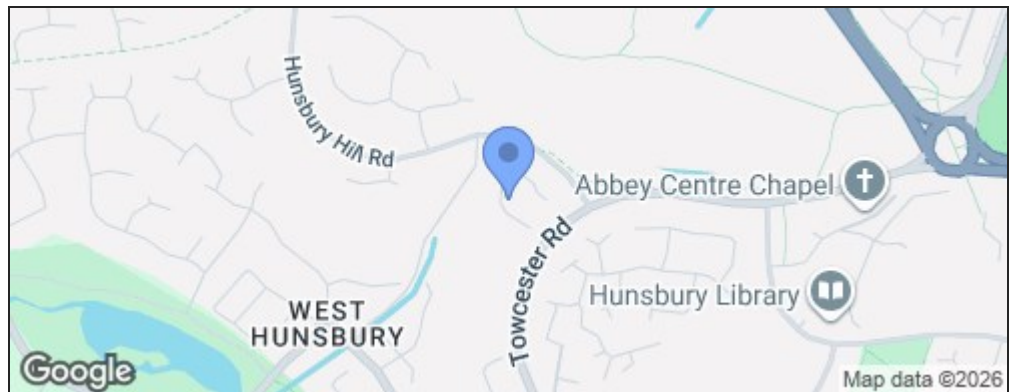


1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	88
(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.