



17 HAWKRIDGE WEST HUNSBURY NORTHAMPTON NN4 9YP

Entrance Vestibule • Sitting Room • Dining Room
Kitchen • Two Bedrooms • Shower Room • Gas Central
Heating • Double Glazing • Gardens to Front and Rear
Single Garage • EPC Rating C

DESCRIPTION

A well planned detached house in a sought after location. This attractive property is presented in excellent order and has had a new kitchen installed, with appliances included. The property was originally constructed with 3 bedrooms and with two of the bedrooms now combined, there is a good size principal bedroom.

LOCATION

West Hunsbury is located around 2 miles from the town centre with local shopping available within a short distance. Communication links to the M1 and A45 are excellent and the major employment areas are readily accessible. There is a main line service to London Euston from Northampton with the fastest service around 46minutes (Times and distances are approximate)

ACCOMMODATION

Entrance vestibule with inner door leading to the sitting room which has a window to the front elevation. Door leading to dining room which overlooks the rear garden.

The brand new kitchen has a good range of cream finish wall and base units with roll top work surfaces. Appliances comprise integral gas hob and oven under, dishwasher, washing machine and fridge/freezer. Single drainer ceramic sink, luxury vinyl flooring, under cupboard lighting and door to the rear garden.

**IMMACULATLY PRESENTED 2 BEDROOM DETACHED HOUSE WITH
A BRAND NEW KITCHEN, ENCLOSED GARDEN AND SINGLE GARAGE.
AVAILABLE WITH IMMEDIATE VACANT POSESSION**



Staircase rising from the dining room to the first floor landing, with access to roof space.

The generously proportioned principal bedroom has a fitted wardrobe and overlooks the front elevation and bedroom two also has a wardrobe and airing cupboard housing lagged hot water cylinder with immersion heater. Window to rear.

The shower room is well appointed and comprises large walk in shower cubicle, low level WC and pedestal wash hand basin.

OUTSIDE

Front garden laid mainly to lawn with flower and shrub beds. Steps to the front entrance and side pedestrian access to the rear garden which is terraced.

There is a large paved patio to the rear, raised lawn area and seating area, with retaining walls and flower and shrub beds. All well enclosed and fenced. To the side there is an area suitable for shed/storage or clothes drying.

The single garage has an up and over door, rear personnel door, power and light. Off road parking provided to the front of the garage.

ADDITIONAL INFORMATION

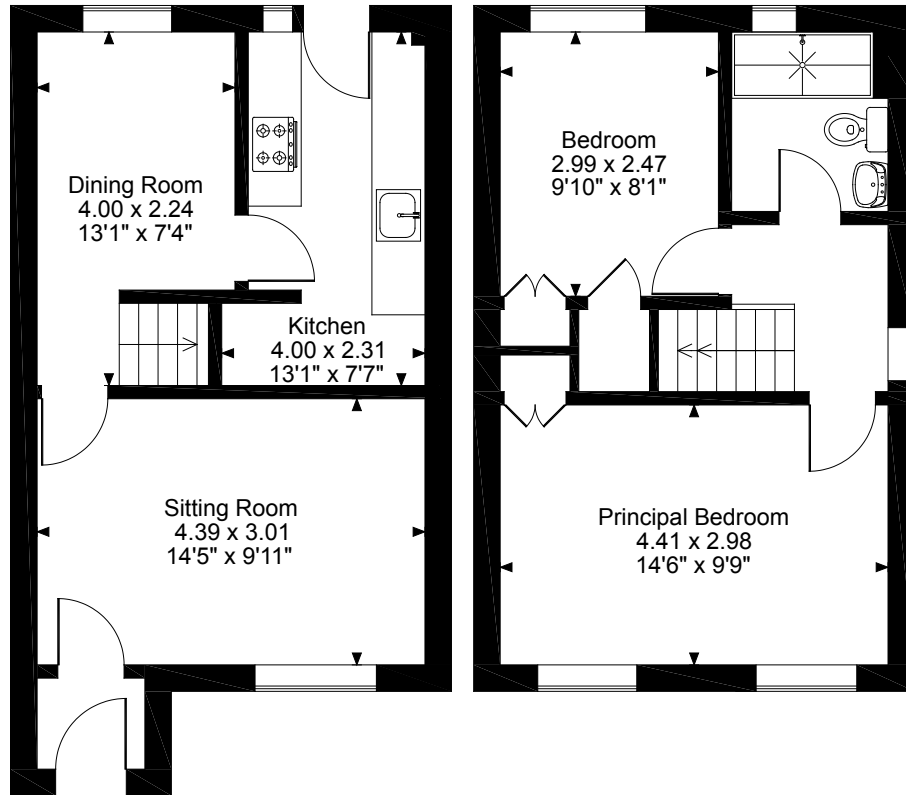
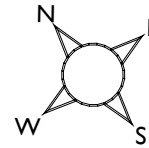
Tenure: Freehold

Services: All mains services are connected

Local Authority: West Northants District Council



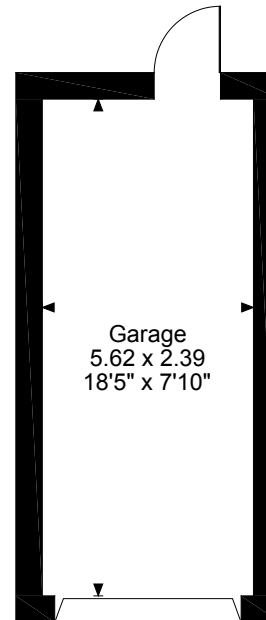
17 Hawkridge, Northampton, Northamptonshire
 Approximate Gross Internal Area
 Main House = 64 Sq M/689 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 77 Sq M/829 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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