



KEYSTONE

Hunsbury Meadows, Northampton, NN4 9QZ



DAVID COSBY
ESTATE AGENTS



Keystone

Hunsbury Meadow, Northampton, NN4

Total GIA Floor Area Inc. Garage | Approx. 181 sqm (1941 sqft)



4 Bedrooms



3 Receptions



2 Bathrooms

Features

- Detached Family Home
- No onward chain
- Four bedrooms
- En-suite and family bathroom
- Three reception rooms
- Utility and Cloakroom
- Enclosed rear garden
- Integral double garage

Description

A four-bedroom detached property with integral double garage occupying a good-sized corner plot and offered for sale with no onward chain. Built by David Wilson Homes, the property is designed with low slung roof slopes incorporating timber gables and a segmental bay window to the front elevation. Accommodation briefly includes four bedrooms, three reception rooms, cloak room, utility, and integral double garage.



The property is situated on the popular Hunsbury Meadows development which is located on the southwestern outskirts of Northampton. Upton Country Park boasting 126 hectares and bisected by the River Nene is close by with wide open spaces, footpaths, cycle ways, and a woodland making this a perfect space for exercise and recreation or simply returning to nature.

The Property

Main Entrance Hall

The main entrance hall is accessed via an open fronted porch with part glazed door and matching side light. Floors are finished with cut pile carpet and there is a large entrance grab mat. A flight of timber stairs with quarter-winder landings leads to the first-floor accommodation and incorporates matching cut pile carpet to the treads and rises and stained, turned handrails and balustrades. Glazed double swing timber doors open to the sitting room and a single glazed timber door opens to the study. Four panel doors open to the dining room and kitchen and there is a separate cloak room.

Sitting Room

A large and bright space with segmental bay window providing good natural sunlight. Double swing glazed timber doors open to the dining room and there is an open flame gas fire with classical-style surround.

Dining Room

Located to the rear left hand side of the property and with double glazed French doors opening onto the patio, the dining room is fitted with matching cut pile carpet.

Kitchen

The kitchen has a three unit window overlooking the rear garden and is fitted with a good range of well maintained, cottage style base and wall units incorporating integral fridge-freezer, dishwasher, two door electric oven, and four burner gas hob with extractor hood over. A breakfast bar has been formed making this space a very useful family area.

Utility

The utility is fitted with matching cottage style base and wall units with a stainless-steel sink and drainer with mixer tap. A part glazed door opens to the side elevation and there is a useful understairs cupboard. A four panel fire door opens to the large double garage.

Study Room

Incorporating a delightful half round bay window overlooking the rear garden the study room is a bright space and would make a perfect home office.

Ground Floor Cloakroom

Fitted with a close coupled WC and wall mounted wash hand basin with chrome pillar taps, the cloak room is neutrally decorated and has ceramic tile floors.



The Property

First Floor Landing

A large galleried landing with panelled doors leading to the bedrooms and family bathroom. There is also a useful airing cupboard for clothes storage. Floors are finished with cut pile carpet and walls are neutrally decorated.

Master Bedroom

A good-sized double bedroom with full width, part-mirrored fitted wardrobes and a three-unit window which overlooks the front aspect. Floors have matching cut pile carpet and walls are neutrally decorated.

Master Bedroom En-Suite

Fitted with a three-piece suite comprising shower cubicle with concertina glazed screen, close-coupled WC, and ceramic clamshell wash handbasin with pedestal and chrome mixer taps. Floors are finished with slate effect ceramic tiles and walls have half height ceramic tiling. The part vaulted ceiling has a dormer window to the front aspect.

Bedroom Two

A further large double bedroom located to the front elevation of the property and with a three-unit dormer window to the vaulted ceiling providing good natural lighting. Floors are finished with cut pile carpet and walls are neutrally decorated. There is a useful 6-door fitted wardrobe.

Bedroom Three

A double bedroom located to the rear right-hand side of the property with a three-unit window overlooking the garden. Floors are finished with cut pile carpet and walls are neutrally decorated. There is a four-door fitted wardrobe providing good storage space.

Bedroom Four

Another double bedroom to the rear aspect with 3-unit window overlooking the garden. Floors have cut pile carpet and walls are neutrally decorated. A two-door fitted wardrobe provides storage space.

Family Bathroom

The family bathroom is fitted with a four-piece suite comprising bath with chrome mixer tap and shower cradle, close-coupled WC, ceramic clamshell wash hand basin, and double width shower cubicle with concertina glazed screen. A two-unit window provides natural lighting and ventilation, and floors are finished with slate effect ceramic tiles.





Grounds

Front Aspect

The sunny front aspect has a large driveway with turning space. The remainder of the garden is finished with shingles and perimeter planters which are just coming into bloom. Boundaries comprise low level timber post and rail fencing.

Rear Garden

The enclosed rear garden has a central lawned area with established perimeter shrubs and saplings and also benefits from an aluminium glass house to the rear right hand side corner. Gated access is provided to the right hand side of the property and there is a patio area spanning the full width of the property. A buff facing garden wall with engineering copings and dog tooth detailing separates the tree-lined verge to Keystone. Remaining boundaries comprise timber post and panel fencing.

Integral Garage

A good sized space with power and lighting incorporating a built-in work bench and accessed via spring-loaded up-and-over vehicular doors. There is a six panel fire door providing access to the utility area.



Location

The property is situated on the popular Hunsbury Meadows development which is located on the southwestern outskirts of Northampton. Upton Country Park boasting 126 hectares and bisected by the River Nene is close by with wide open spaces, footpaths, cycle ways, and a woodland making this a perfect space for exercise and recreation or simply returning to nature.

For retail and leisure time, the Sixfields complex accommodating the local town football stadium, cinemas, bowling alley and an array of restaurants is a short drive away with two large supermarkets and a garden centre also within easy reach of the property. For commuters, Junction 15A of the M1 motorway and the A45 ring road are conveniently close by and the town Railway Station with direct trains to London Euston and Birmingham New Street is a 12-minute drive away.

Schooling is available at Hunsbury Park Primary with secondary education at The Abbeyfield and Wootton Park. Nearby private education can be found at The Northampton High School for Girls and Quinton House.

Property Information

Tenure: Freehold

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, and Electricity

Council Tax: Band F **EPC:** Rating C

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Approximate GIA (Gross Internal Floor Area) Inc. Garage = 181 sqm (1948 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA (Inc. Garage) = 95 sqm (1023 sqft)



FIRST FLOOR GIA = 86 sqm (926 sqft)



HUNSBURY MEADOWS

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



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MARLA
Sales & Lettings Manager



David Cosby
MRICS | MARLA
Director | Building Surveyor





Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



 01604 979628  enquiries@davidcosby.co.uk

www.davidcosby.co.uk