



GREENER **Country** HOUSES & COTTAGES



2 Gresham Drive, West Hunsbury, Northampton, Northamptonshire, NN4 9SB



# 2 Gresham Drive, West Hunsbury, Northampton, Northamptonshire, NN4 9SB

A very well maintained and extended modern four bedroomed detached family home situated in a quiet cul de sac in the popular residential area of West Hunsbury. The accommodation comprises entrance hall, cloakroom, study, lounge, kitchen/diner, family room/breakfast room and to the first floor there are four bedrooms with a refitted ensuite and walk in wardrobes to bedroom one and a refitted family shower room. Outside there is a front garden and driveway giving off road parking for four to five vehicles. The landscaped rear garden is mainly laid to patio and lawn and enjoys a sunny aspect and a high degree of privacy.

Price **£465,000 Freehold**

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

13'10 x 8'8  
Storm porch. Enter via a UPVC double glazed front door with obscure glass window and window to the side, radiator, dado rail, stairs to first floor and doors to:-

##### CLOAKROOM

A re-fitted suite comprising WC, wash hand basin which is situated on top of the WC, half tiled, heated towel rail and UPVC double glazed window to the side.

##### STUDY

7'9 x 6'8  
UPVC double glazed leaded window to the front, radiator and coat hanging space.

##### LOUNGE

18'2 x 12'4  
Leaded UPVC double glazed window to the front, panelling to dado rail, gas coal effect fire with stone hearth and surround, two radiators and UPVC double glazed french doors to the rear garden.



##### KITCHEN/DINER

26'0 x 9'7  
Fitted with a range of base and eye level units, roll top worksurfaces and splashbacks, ceramic sink and drainer with chrome mixer tap, space for Rangemaster cooker, built in dishwasher, exposed brick walling, breakfast bar, radiator and UPVC double glazed french doors to the rear garden. An archway leads to:-



##### BREAKFAST/FAMILY ROOM

16'8 x 7'9  
This room has been extended into half of the original double garage, a large wall mounted radiator and spotlights.



##### UTILITY ROOM

9'9 x 4'3  
Worktops, plumbing for washing machine and dryer, gas wall mounted boiler, UPVC double glazed window to the rear and side, UPVC double glazed door to the side and a chrome wall mounted radiator.

#### FIRST FLOOR

##### LANDING

11'5 x 11'3  
A spacious landing with UPVC double glazed leaded window to the front, radiator, loft access with pull down ladder, airing cupboard housing the hot water tank and doors leading to:-



##### BEDROOM ONE

12'0 x 11'8  
UPVC double glazed leaded window to the front and side, radiator, a large walk in wardrobe and a door leading to:-



##### BEDROOM THREE

11'6 x 7'10  
UPVC double glazed leaded window to the front, built in double mirrored wardrobe, wood panelling to dado and radiator.



##### BEDROOM FOUR

8'0 x 6'6  
UPVC double glazed window to the rear and radiator. This room is currently used as a dressing room.

##### SHOWER ROOM

6'11 x 6'5  
A re-fitted suite comprising WC, wash hand basin, corner shower cubicle with glass centre opening doors and shower, fully tiled, chrome wall mounted towel radiator, spotlights and UPVC double glazed window with obscure to the rear.



##### ENSUITE

7'5 x 5'9  
Suite comprising corner shower cubicle with rain head shower and glass centre opening doors, WC, wash hand basin, chrome wall mounted towel radiator, fully tiled, glass fronted storage cabinets, spotlights, shaver point and UPVC double glazed window with obscure glass to the rear.



##### BEDROOM TWO

11'6 x 10'0  
UPVC double glazed window to the rear and radiator.



#### OUTSIDE

##### FRONT GARDEN

The front garden is mainly laid to lawn with flower and shrub borders and mature bushes, imprinted concrete driveway giving off road parking for four to five vehicles, outside lighting, secure gated access to the side from front to rear and the driveway leads to the part converted double garage.

##### PART CONVERTED DOUBLE GARAGE

Half of the double garage has been used to create the breakfast/family room with the remainder of the garage having two up and over doors, power and lighting and storage area.

##### REAR GARDEN

The landscaped rear garden has a raised imprinted concrete patio area, a further undercover seating area, pergola, mature rose bushes with the remainder of the garden mainly laid to lawn, gravel bed, summerhouse with bar, shed, many mature flower and shrub borders, bushes and mature trees. The rear garden enjoys a sunny aspect and a high degree of privacy.



#### SERVICES

Mains drainage, gas, water and electricity are connected.

#### COUNCIL TAX

West Northamptonshire Council - Band E

#### LOCAL AMENITIES

The Tesco Superstore with the adjoining Danes Camp Leisure Centre is situated approximately half a mile distant. Sixfields Leisure Complex is close by and there are extensive parks, including Ladybridge Park, a fishing lake and canal. There is a bus service from Ladybridge Drive to and from the town centre and motorway access to junction 15 of the M1 motorway via the A508 and to junction 15a of the M1 motorway via Upton Way, approximately one mile distant.

#### HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the Towcester Road and upon reaching the Mereway roundabout take the third turning on your right onto the A5076 and proceed over the next roundabout and take the next left into Ladybridge Drive. Take the second left into Gresham Drive where the property can be found straight away on the left hand side.

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