



GREENER **Country** HOUSES & COTTAGES



4 Blackwell Hill, West Hunsbury, Northampton, Northamptonshire, NN4 9YB

4 Blackwell Hill, West Hunsbury, Northampton, Northamptonshire, NN4 9YB

A very well maintained and completely refurbished four double bedroomed family home situated at the end of a private shared drive in a quiet cul de sac in the popular residential area of West Hunsbury. The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen and utility room and to the first floor there are four bedrooms with en suite to master, family bathroom and an office/games room. Outside there is a block paved driveway giving off road parking for four vehicles. The landscaped rear garden is mainly laid to lawn with stone patio seating area with barbeque and bar. The rear garden faces in a southerly direction and enjoys a sunny aspect and a high degree of privacy. The property also benefits from solar panels, surround sound system and fire sprinkler system and a complete wet underfloor heating to the ground floor of the property.

Price **£439,950 Freehold**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Enter via a UPVC double glazed front door with obscure glass leaded window and window to the side, tiled flooring, stairs to the first floor, understairs storage cupboard and doors leading to:-

CLOAKROOM

Comprising WC, wash hand basin in vanity unit with storage below, wall mounted heated and UPVC double glazed window with obscure glass to the rear.

LOUNGE

16'5" x 12'8"

Tiled flooring with wet underfloor heating, multi fuel log burner with slate heart, UPVC double glazed window to the rear, wall lights, spotlights and built in surround sound system in the ceiling. This room has a large archway and opens onto:-

KITCHEN

19'5" x 11'5"

A re-fitted range of base and eye level units with glass fronts, granite worktops and splashbacks, ceramic sink and drainer with modern chrome mixer tap, gas combination boiler housing cupboard, built in appliances include oven, induction hob, extractor, dishwasher, American fridge/freezer, UPVC double glazed window to the front, UPVC double glazed door to the side, tiled flooring with underfloor heating, spotlights and an archway to:-



DINING ROOM

13'2" x 8'8"

Tiled underfloor heating, UPVC double glazed window to the side, UPVC double glazed french doors to the garden, spotlights, two remote controlled Velux windows and remote controlled blinds. Door to:-



UTILITY ROOM

15'9" x 11'8"

UPVC double glazed window and door to the front and fitted with a range of base and eye level units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, plumbing for dryer, fridge and a second staircase to the first floor leading to the office/games room.

FIRST FLOOR

LANDING

UPVC double glazed window to the front and doors leading to:-

BEDROOM ONE

11'9" x 10'11"

UPVC double glazed window to the front, built in double wardrobe, radiator and a door leading to:-



EN SUITE

6'4" x 8'8"

UPVC double glazed window with obscure glass to the front and the re-fitted ensuite is fully tiled with a double walk in shower with glass screen with a hand held shower attachment and rain head shower, WC, wash hand basin in vanity unit with storage below, chrome wall mounted towel radiator, spotlights and extractor.



BEDROOM TWO

15'7" x 9'7"

UPVC double glazed window to the rear and side, radiator and spotlights.



BEDROOM THREE

10'11" x 9'7"

UPVC double glazed window to the rear, built in double wardrobe and radiator.



BEDROOM FOUR

9'6" x 8'10"

UPVC double glazed window to the side, radiator and loft access hatch with pull down ladder.

REAR GARDEN

The lovely landscaped rear garden has a superb undercover stone patio seating area, brick wall barbeque and brick bar and a second patio area. The remainder of the garden is mainly laid to lawn with mature flower and shrub borders and trees, two sheds and enclosed by wood panel fencing. The rear garden faces in a southerly direction and enjoys a sunny aspect and a high degree of privacy.



SERVICES

Main drainage, gas, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

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 take the A5123 Towcester Road to the Mereway roundabout and proceed straight over the Mereway roundabout and carry on down to the Towcester Road. At the next roundabout turn right into Ladybridge Drive and take the first drive into Blackwell Hill and the first right again down a private shared driveway where the property can be found at the bottom on the right hand side.

DOIMB19052022/9343

BATHROOM

6'5" x 6'3"

The re-fitted bathroom suite is fully tiled and comprises WC, wash hand basin in vanity unit with storage below, panelled bath with bi-folding glass screen and shower, UPVC double glazed window with obscure glass to front, spotlights and a chrome wall mounted towel radiator.



OFFICE/GAMES ROOM

18'11" x 11'11"

UPVC double glazed window to the rear and side, remote controlled air con system, radiator, wood flooring and a second loft access hatch with pull down ladder.



OUTSIDE

FRONT GARDEN

There is a block paved driveway giving off road parking for four cars and leading to the carport. Secure gated access from front to rear.

