

34 Sarek Park, West Hunsbury, Northampton, NN4 9YA

£440,000 Freehold



A beautifully presented Swedish design property built by Robinson & White in 1987. The family home is located in the popular cul-de-sac on the edge of West Hunsbury. The full accommodation comprises entrance hall, WC, study, sitting room with feature inset modern gas fire and opens to dining room which has doors to a delightful conservatory which overlooks the rear garden. A refitted kitchen/breakfast room with integrated appliances and utility room. To the first floor is a spacious landing, master bedroom with fitted wardrobes and refitted ensuite. Three further bedrooms and refitted shower room. Outside, the private rear garden has been landscaped and offers a variety of shrubs and flowers, paved seating areas and lawn. To the front a driveway which provides off road parking for several vehicles and leads to a double garage with electric door. An early viewing is advisable to appreciate the size and location of this home. EPC Rating: C

ENTRANCE HALL

Wooden entrance door with frosted glass panels to the side. Radiator. Laminate flooring. Covings. Staircase rising to first floor landing. Alarm control panel. Doors to:

WC

Frosted sealed unit double glazed window to side elevation. Radiator. Suite comprising low level WC and pedestal wash hand basin with mixer tap over. Tiling splash back areas. Laminate flooring. Covings.

STUDY 2.59m x 1.93m (8'6 x 6'4)

Sealed unit double glazed window to side elevation. Radiator. Laminate flooring. Covings.

LOUNGE 3.07m x 5.41m (10'1 x 17'9)

Four sealed unit double glazed windows to front elevation. Radiator. Feature inset living flame modern gas fire. Covings. Inset display sections. Archway to dining room.

DINING ROOM 3.33m x 2.77m (10'11 x 9'1)

Sealed unit double glazed window overlooking the conservatory. Radiator. Door to conservatory. Laminate flooring. Covings. Multi paned door to kitchen/breakfast room.

CONSERVATORY 3.30m x 4.75m (10'10 x 15'7)

Dual aspect double glazed windows. A pitched polycarbonate roof and built on a brick base. Double glazed double doors to rear garden. Tiled floor.

KITCHEN/BREAKFAST ROOM 4.47m x 2.49m (14'8 x 8'2) min

Two sealed unit double glazed windows to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces over. Fitted Candy electric four ring hob with extractor over, built in oven and built in microwave. Fitted fridge/freezer. One and a half bowl stainless steel sink unit and drainer with mixer tap over. Breakfast bar. Wine rack. Laminate flooring. Pelmet lighting. Covings.

UTILITY 2.49m x 1.88m (8'2 x 6'2)

Sealed unit double glazed window to rear elevation. Sealed unit double glazed door to rear elevation. Wall mounted and base level cupboards and drawers with roll top work surfaces over. Tiling to splash back areas. Space for white goods. Single stainless steel sink unit and drainer with mixer tap over. Laminate flooring. Wall mounted Glow worm gas boiler. Radiator. Understairs cupboard. Covings.

FIRST FLOOR LANDING

Sealed unit double glazed window to side elevation. Access to loft space with pull down ladder. Airing cupboard with lagged cylinder and shelving. Covings. Doors to:

BEDROOM ONE 3.96m x 3.18m (13'0 x 10'5)

Sealed unit double glazed window to front elevation. Door to balcony. Radiator. A range of fitted wardrobes with overhead cupboards and bedside display shelving. Wood laminate flooring. Covings. Door to ensuite.

ENSUITE 2.57m x 1.93m (8'5 x 6'4)

Frosted sealed unit double glazed window to front elevation. Suite comprising low level WC, pedestal wash hand basin with mixer tap over with corner shower cubicle and Deluge shower attachment over. Tiling to splash back areas. Inset storage and shelving. Laminate flooring. Covings.

BEDROOM TWO 4.09m x 3.23m (13'5 x 10'7) Max

Sealed unit double glazed window to rear elevation. Radiator. Covings.

BEDROOM THREE 3.94m x 2.54m (12'11 x 8'4)

Sealed unit double glazed window to rear elevation. Radiator. Covings.

BEDROOM FOUR 3.15m x 2.59m (10'4 x 8'6)

Sealed unit double glazed window to side elevation. Radiator. Covings. Door to balcony.

SHOWER ROOM 2.64m x 2.01m (8'8 x 6'7)

Frosted sealed unit double glazed window to rear elevation. Bath size walk in shower cubicle with Deluge power shower, low level WC. large wash hand basin with mixer tap over and cupboard below. Dolphin splash back borders. Towel rail. Tiled flooring. Extractor fan.

OUTSIDE

FRONT GARDEN

An open plan laid to lawn with flower and shrub borders. Block paved path to entrance door. Path to gated side access. A double width block paved driveway with off road parking for four cars leading to:

DOUBLE GARAGE

Electric roller shutter. Double door. Power and light connected. Loft space. Door to rear garden.

REAR GARDEN

An enclosed and landscaped rear garden. A large laid to lawn garden. Well stocked flower and bed borders. A regular block paved patio with feature stone wall and steps up to a raised patio area. Covered built in store. Tap. Gated side access. Large wooden shed. Door to garage.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTE

Under the 1979 Estate Agents Act. We are obliged to inform you that the vendors are related to an employee of Jackson Grundy.

Local Area Information

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

