



THE ESTATE AGENTS
1977



Harcourt Way, Northampton NN4 8JR
Offers Over £400,000 - Freehold



PROPERTY DESCRIPTION

The Estate Agents are proud to present this spacious four bedroom executive home in the sought after area of Hunsbury Hill. The versatile accommodation briefly comprises; entrance hall, large living room, home office, open plan kitchen/dining room and WC. On the first floor are four bedrooms, en suite to master and family bathroom. Outside, the property benefits from a generous plot with ample off road parking to the front, and a large rear garden offering a good degree of privacy.

This property benefits from having a versatile converted garage which could be turned into a home office or fifth bedroom.

There are plenty of local shops and amenities, the property is only a short drive away from the Sixfields Leisure and Retail Park which boasts a large array of shops, restaurants and leisure facilities.

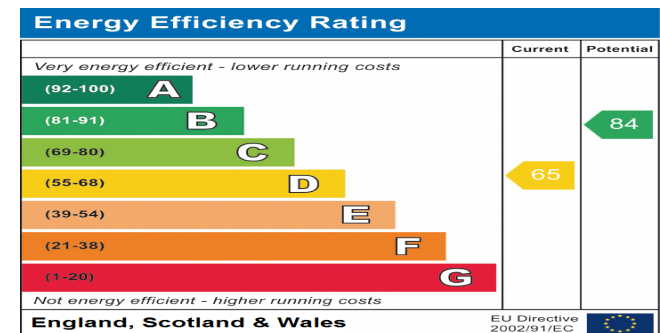
The M1, A45 and Northampton Train Station is also within close proximity, great for commuters.

This property also has full planning permission for a class C3 Children's home, application No. 2024/2229/FUL

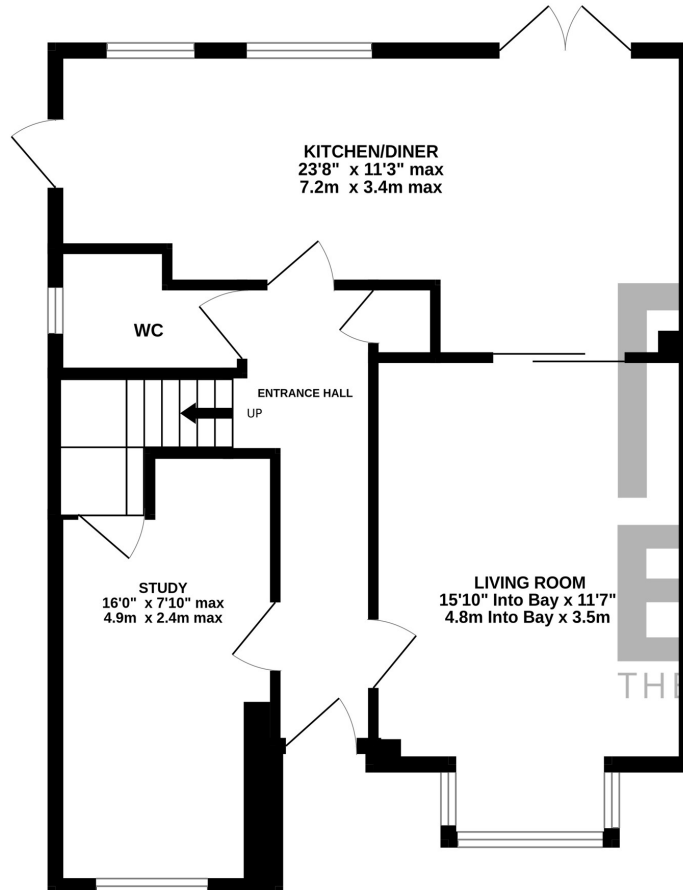
Note: This property is unfurnished, some of these photos are virtually staged or taken when the house was furnished.

POINTS OF INTEREST

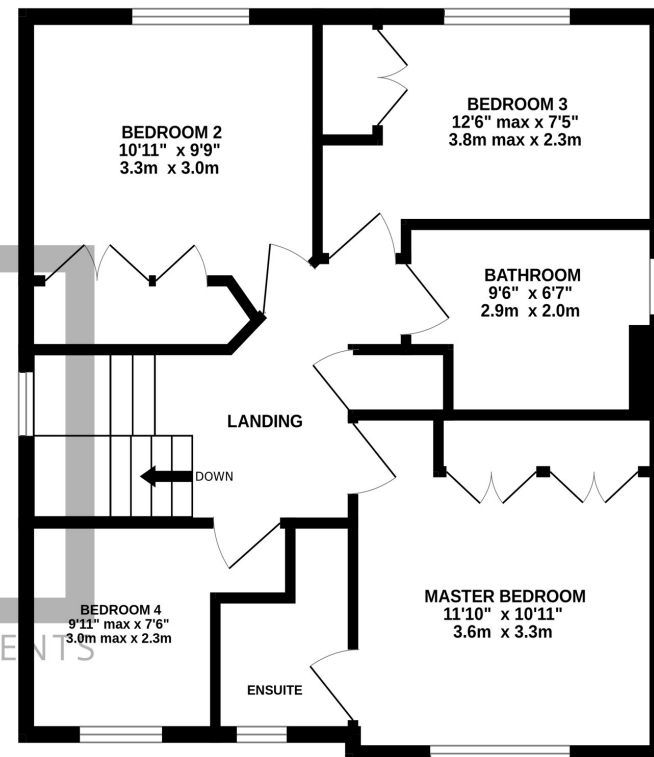
- Four Bedroom Detached
- Off Road Parking
- Converted Garage
- Open Plan Kitchen/Dining Room
- Easy Access To A43, A45 & M1
- Close To Sixfields Shopping And Leisure Complex
- No Upward Chain
- Full Planning For Class C3 Children's Home



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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