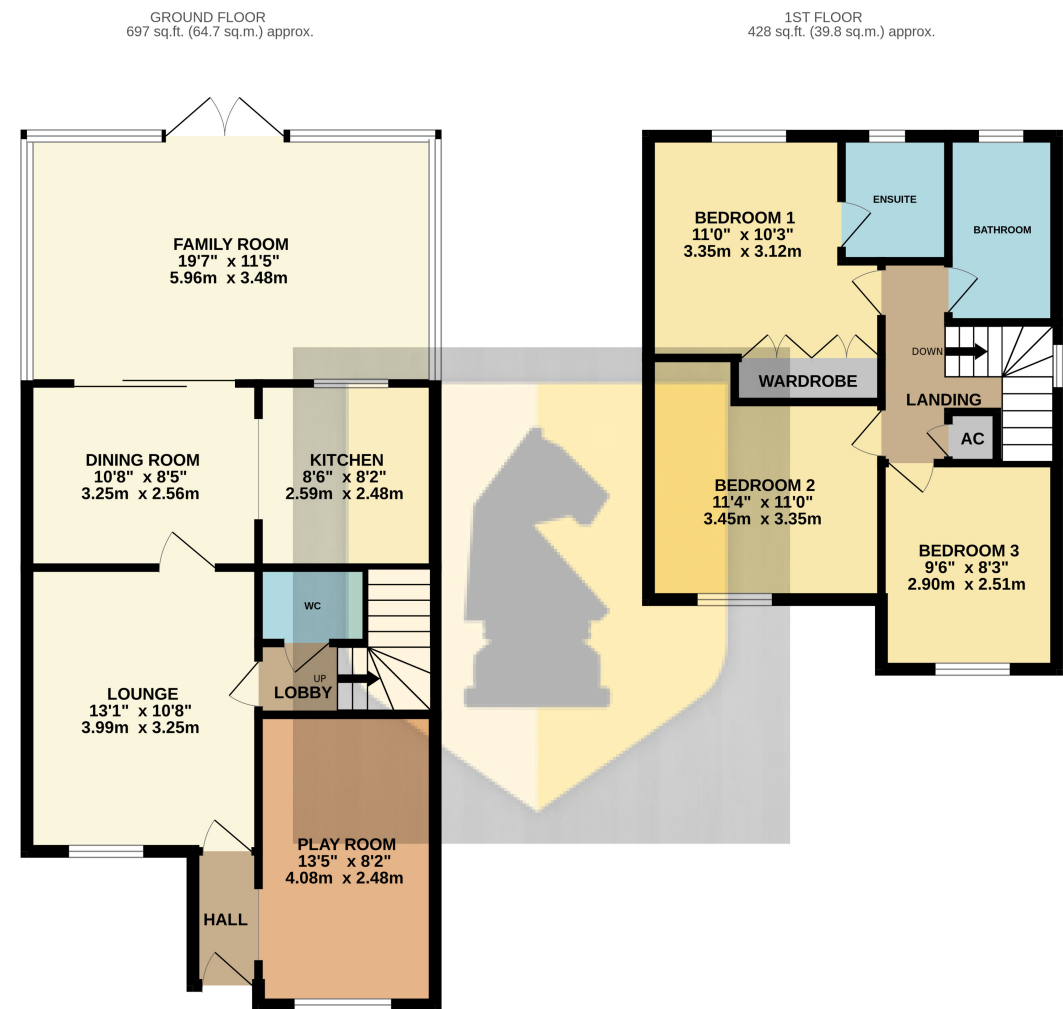


Make the right move!



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 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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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**4 Brindlestone Close, Hunsbury Meadows,
Northampton. NN4 9QQ.**

£390,000 Freehold

Edward Knight Estate Agents are delighted to present this immaculately presented three bedroom detached family home, located in the highly sought after area of Hunsbury Meadows. Positioned on a corner plot at the end of a quiet cul-de-sac, the accommodation briefly comprises an entrance hall playroom, lounge, dining room, family room, WC, and kitchen. On the first floor, there are three bedrooms, including an en-suite to the main bedroom, and a family bathroom. The front of the property features a garden with a driveway providing off-road parking for multiple cars. The rear boasts a well-presented, large, and private enclosed garden with a summer house. Internal viewing is highly recommended to appreciate the space this beautiful home offers.

Tel: 01604 632433

Entrance Hall

Entrance via a UPVC door. Opening into:

Play Room

Recently converted from a single garage. UPVC double glazed window to the front aspect. Radiator.

Lounge

13' 1" x 10' 8" (3.99m x 3.25m) UPVC double glazed window to front aspect. Radiator.

Dining Room

10' 8" x 8' 5" (3.25m x 2.57m) Radiator. Patio doors leading to the family room.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m) Newly fitted kitchen suite comprising sink unit, floor standing cupboards with worktop above, eye level cupboards, integrated oven with gas hob, Integrated dishwasher and washing machine, tiled splash backs and UPVC double glazed window to rear.

Wc

Two piece suite comprising: Low flush Wc. Pedestal wash hand basin. Radiator.

Family Room

19' 7" x 11' 5" (5.97m x 3.48m) A large UPVC double glazed windows and French doors leading out into the garden. Underfloor heating. Newly converted solid roof.

Inner Hall

With a door to the cloakroom and stairs leading to the first floor.

First Floor

Landing

UPVC double glazed window to the side aspect. Airing cupboard. Access to a fully boarded loft space. Doors to:

Bedroom One

11' x 10' 3" (3.35m x 3.12m) UPVC double glazed window to rear. Radiator. Built in wardrobes.

En Suite

Fully tiled three piece suite comprising shower cubicle, wash hand basin and W.C. Heated towel rail. UPVC double glazed obscured window to rear.

Bedroom Two

11' 4" x 11' (3.45m x 3.35m) UPVC double glazed window to front. Radiator. Built in wardrobe.

Bedroom Three

9' 6" x 8' 3" (2.90m x 2.51m) UPVC double glazed window to front. Radiator.

Bathroom

Three piece white suite comprising bath, wash hand basin and W.C. Tiled splashbacks. UPVC double glazed obscured window to rear.

Externally

Front Garden

Front garden area laid to lawn. Block paved driveway providing off road parking.

www.edwardknight.co.uk

Rear Garden

Large private rear garden with artificial lawn leading to a step up which lead to a large lawn area. To the rear is a summer house with power and electric.

