

# Property Details

9, Frosty Hollow, Northampton,  
NN4 0SY

Guide Price **£500,000**



# Property Photos

9, Frosty Hollow, Northampton, NN4 0SY



Creation Date  
**04/03/2025**

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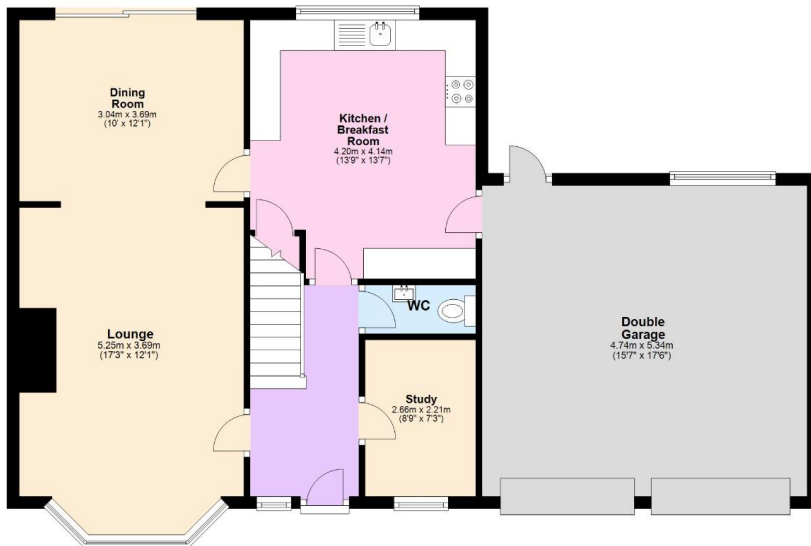


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# Property Floor Plans

9, Frosty Hollow, Northampton, NN4 0SY

Ground Floor



First Floor



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# Property Info

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## Property Type

House

## Property Style

Detached

## Bedrooms

4

## Bathroom

2

## Receptions

3

## Tenure Type

Freehold

## Floor Area

-

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

-

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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# Property Info

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Guide Price

## Price

£500,000

## Land Size

-

## Age of Property

-

## Year Built

1987

## New Home

No

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# Property Features

9, Frosty Hollow, Northampton, NN4 0SY

## Feature 1

Four Bedroom Detached Family Property

## Feature 2

Large, Sunny Rear Garden

## Feature 3

Large Double Garage And Driveway For Several Vehicles

## Feature 4

Sought-after East Hunsbury Location

## Feature 5

Three Reception Rooms

## Feature 6

Sizeable Ensuite To Bedroom One

## Feature 7

Lots Of Potential To Extend

## Feature 8

Peaceful Frosty Hollow 'cul-de-sac' Location

## Feature 9

Convenient Location For Commuting And Families

## Feature 10

Fantastic Condition Throughout / Only Two Owners Since New

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## **Four Bedroom Detached Property For Sale in East Hunsbury, Northampton.**

Four Bedroom Detached Property For Sale in East Hunsbury, Northampton.

This beautifully presented four-bedroom detached home sits in a peaceful cul-de-sac enchantingly named Frosty Hollow within the sought-after East Hunsbury development. Built in 1987 by Lovell Homes to the Rockingham design, this mock Tudor-style property has had just two owners since new and is in fantastic condition throughout.

The large, sunny rear garden was professionally designed (weve seen the original plans!) and features multiple seating areas, mature planting, and a southeast-facing aspect perfect for relaxing or entertaining. It is certainly an unexpectedly spacious garden.

The front of the property has a large driveway for multiple vehicles (the current owner parks four vehicles here) and a sizable double garage. With no shortage of parking, the double garage is accessible from the kitchen, offering fantastic storage or conversion potential.

Offering three versatile reception rooms, this home provides plenty of living space. Step inside to a welcoming hallway with a downstairs WC, leading to a bright lounge with a bay window, a separate dining room with sliding doors to the garden, a study/home office, and a well-equipped kitchen/breakfast room with access to the garden through the garage.

Upstairs, the main bedroom and second bedroom boast fitted wardrobes, and the main bedroom is accompanied by a spacious en-suite. Two further bedrooms and a stylish family bathroom complete the floor.

Theres great potential to extend this property, with endless options. You could convert

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part of the garage to extend the kitchen or perhaps create a utility room. You could knock through the wall between the kitchen and dining room to create an open-plan space. A rear extension would open this space up even more and, with the rear garden being such a great size, you wouldn't encroach on the space too much.

If you don't want to do a two-storey extension to the rear, then there is potential to extend upstairs over the garage. This is, of course, all subject to planning permission, building regulations, and further research.

This fantastic home is perfect for families and conveniently located for commuters, with excellent local schools and amenities nearby.

This property enjoys a fantastic location within a peaceful cul-de-sac while benefiting from easy access to a wide range of amenities. Just a short drive away, Sixfields Entertainment Complex offers shopping, restaurants, and a bowling alley, while a Tesco Superstore in East Hunsbury provides everyday essentials.

Families are well catered for with excellent local schools, including Puddle Ducks Day Nursery, East Hunsbury Primary, Wootton Primary School, and Wootton Park School, which accommodates students from Reception through to Sixth Form. Private education is also available nearby at Northampton High School for Girls and Wellingborough School.

The property is ideally positioned for commuters, with quick access to the A45, A43, and M1 at junctions 15 and 15A. Northampton's train station provides direct services to London Euston in approximately 46 minutes, while Milton Keynes offers even faster connections in around 35 minutes. The area also boasts a strong community feel, with local amenities such as Danes Camp Leisure Centre, a library, doctors' surgery, dentist, hairdressers, and two pubs, making East Hunsbury a sought-after place to live for families and professionals alike.

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TENURE: Freehold

COUNCIL TAX BAND: E

EPC: C

The approximate measurements for this property are as follows:

## LOUNGE

5.25m x 3.69m (17' 3" x 12' 1")

## STUDY

2.65m x 2.21m (8' 9" x 7' 3")

## KITCHEN / BREAKFAST ROOM

4.20m x 4.14m (13' 9" x 13' 7")

## DINING ROOM

3.69m x 3.04m (12' 1" x 10' 0")

## BEDROOM ONE

3.98m x 3.69m (13' 1" x 12' 1")

## EN-SUITE

4.12m x 1.73m (13' 6" x 5' 8")

## BEDROOM TWO

4.40m x 2.83m (14' 5" x 9' 3")

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## BEDROOM THREE

3.06m x 2.27m (10' 0" x 7' 5")

## BEDROOM FOUR

2.77m x 2.16m (9' 1" x 7' 1")

## BATHROOM

3.15m x 2.08m (10' 4" x 6' 10")

## DOUBLE GARAGE

5.34m x 4.74m (17' 6" x 15' 7")

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