



# Grand Union Way

Weedon, Northamptonshire

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SALES & LETTINGS





# Grand Union Way

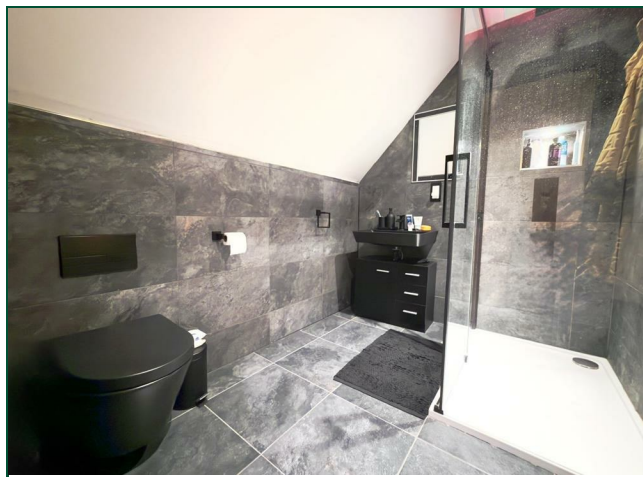
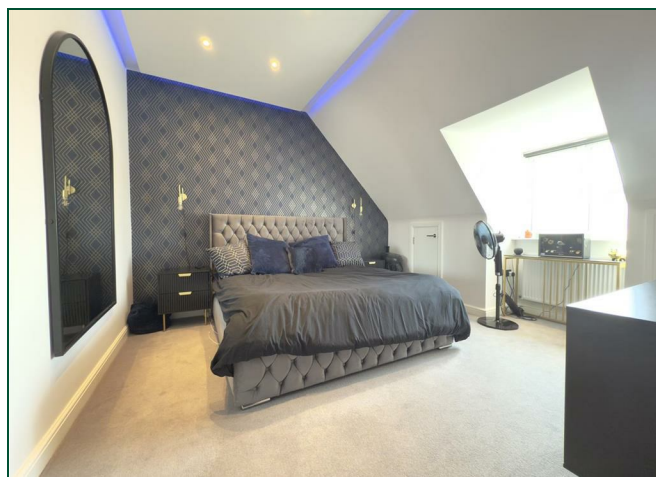
Weedon  
NN7 4GT

Guide Price  
£350,000

Located on the recently built and sought after Grand Union Way development in Weedon is this beautifully presented three bedroom town house. Finished to a superb standard by the current owner, the property offers spacious, stylish accommodation across three floors and is equipped with smart home features throughout offering enhanced convenience, security, and efficiency.

The accommodation comprises entrance hall, re-fitted kitchen featuring high quality units and integrated appliances, a generous living room with bespoke media wall and a re-fitted cloakroom/WC. To the first floor are two double bedrooms and a stunning re-fitted family bathroom while the entire second floor is dedicated to the impressive master bedroom which benefits from a re-fitted en-suite shower room and separate dressing room. Outside, the landscaped rear garden has been thoughtfully designed for low maintenance and all year round enjoyment while the front provides off road parking for two cars and access to a single garage. The property also benefits from recently installed solar panels contributing to energy efficiency and lower running costs. Further benefits include uPVC double glazing, gas radiator heating, and modern high spec fittings throughout. A wonderful home for professionals, families, or those seeking a 'turnkey' property in a well connected village location. (A/1159/M)

- Beautifully presented three bedroom town house
- Re-fitted master en-suite and dressing room
- Re-fitted kitchen with integrated appliances
- Gas radiator heating and recently installed solar panels
- Enclosed landscaped low maintenance rear garden
- Driveway and garage









TOTAL FLOOR AREA : 1159sq.ft. (107.7 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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### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Duston North Sales**  
01604 589007

dustonnorth@oriordanbond.co.uk

