Grand Union Way

Weedon, Northamptonshire

oriordanbond
SALES & LETTINGS

Grand Union Way

Weedon
NN7 4GT

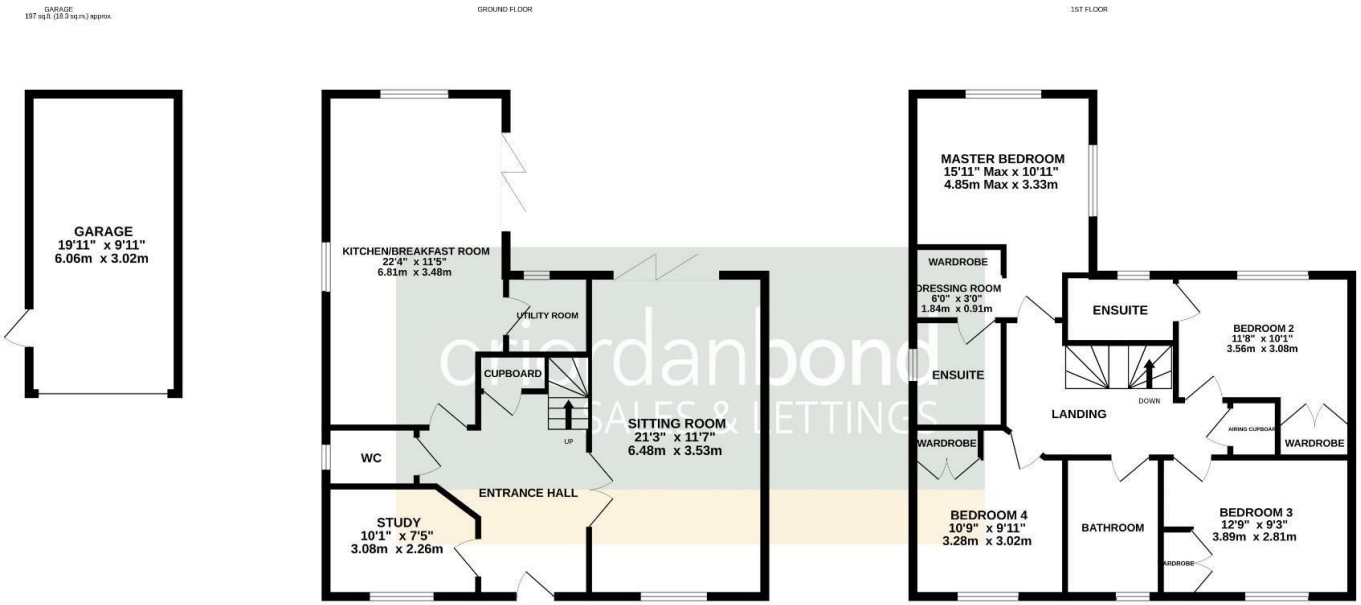
Offers Over
£450,000

A four bedroom detached family home, situated in this cul-de-sac location, built by Messrs Barry Howard Homes to their popular 'Bardon' design, situated in the popular village of Weedon. Forming part of a Canal side development, within walking distance to amenities and overlooking fields.

Accommodation comprises entrance hall, dual aspect sitting room with bi-fold doors onto the garden, study, cloakroom/WC, kitchen/breakfast room with bi-fold doors and a utility room. From the first floor landing is the master bedroom with semi vaulted ceiling, built-in wardrobes and en-suite, second bedroom with en-suite and built-in wardrobes, family bathroom and a further two good size bedrooms with built-in wardrobes. Externally, to the front is a lawned garden with wrought iron fencing and pathway leading to the front door and a block paved driveway with parking for two/three vehicles leading to a garage. There is a courtesy door into the garden as well as gated side access. To the rear is a lawed garden with paved patio area, a range of shrubs and borders, and enclosed by timber fencing. Further benefits include gas radiator heating, double glazing and remaining balance of warranty. (B/1570/M)

AGENTS NOTE - There is an annual service charge to the estate of circa £150 per annum

- Four bedroom detached family home
- Master and guest en-suite bedrooms
- Two reception rooms
- Kitchen/breakfast room with bi-folding doors and utility room
- Enclosed rear garden
- Off road parking and garage



INCLUDING GARAGE

TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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: E
- 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.

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