



# Ramfield Crescent

Collingtree Park, Northampton

oriordanbond  
SALES & LETTINGS



# Ramfield Crescent

Collingtree Park  
NN4 0AH

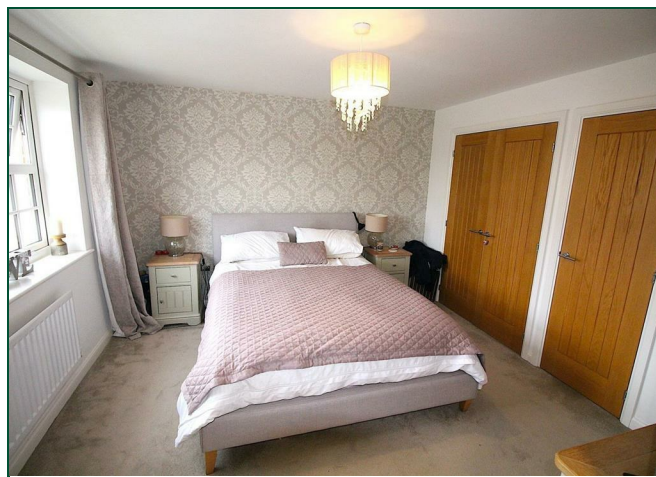
Price  
£675,000

**Offered to the market with no onward chain is this well presented five double bedroom detached family home, built by Messrs Bovis Homes to their 'YEW' design, offering accommodation approaching 1,800 square feet and views over the 1st fairway of Collingtree Golf Club.**

Accommodation over three floors comprises spacious entrance hall with stairs to the first floor, a cloakroom/WC and doors to all other rooms. There is a home office/study, sitting room with patio doors to the rear garden, a 27' kitchen/dining/family room benefitting from fully integrated appliances, quartz work tops, bi-folding doors to the garden and a separate utility room. To the first floor is a light and airy landing with stairs to the second floor, an airing cupboard and doors to three bedrooms. The main bedroom offers fitted wardrobes and an ensuite shower room, bedrooms two and five are ample doubles and there is a family bathroom with a shower over the bath. To the second floor is a spacious landing with Velux window, doors to two further double bedrooms with dual aspect windows and a further shower room. Outside, the property occupies an enviable position on a private drive with views over Collingtree Golf Course. There is off road parking for several cars and a detached garage. The rear garden is a generous size, private and south facing, offering a paved patio seating area, a manicured lawn, sun deck and enclosed by timber fencing. Further benefits include uPVC double glazing and gas radiator heating. (A/1797/M)

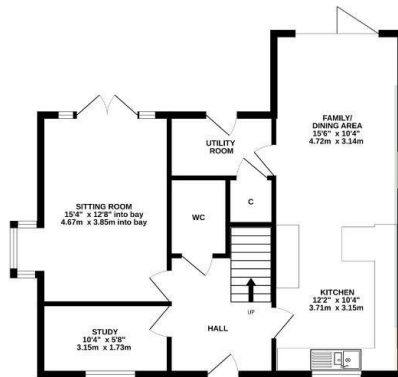
AGENTS NOTE - Service Charges apply, please ask the agent for details.

- Five double bedroom detached home
- En-suite to master bedroom
- Separate reception rooms
- 7' kitchen/dining/family room with integrated appliances
- Private south facing rear garden
- Driveway and detached garage

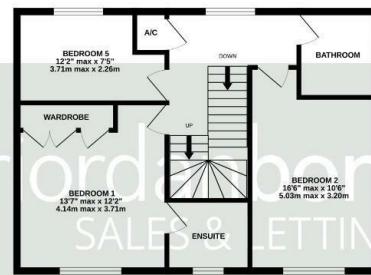




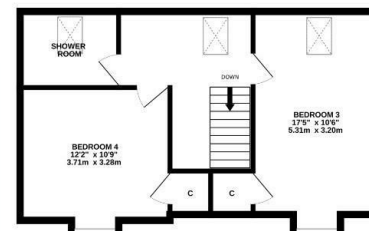
GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.

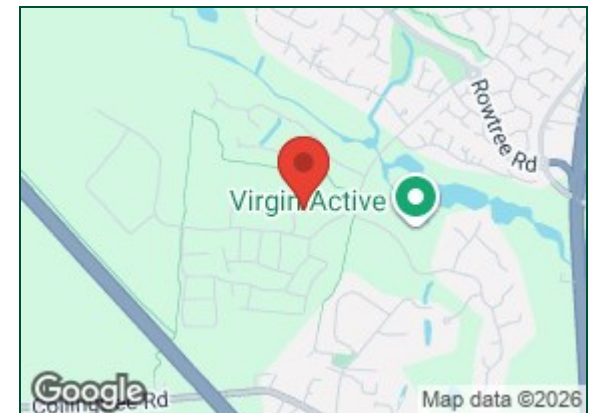


2ND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1797sq.ft. (166.9 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: G
- 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 Hunsbury Sales**

**01604 706007**

[hunsbury@oriordanbond.co.uk](mailto:hunsbury@oriordanbond.co.uk)

