



# Copperfield Crescent

Collingtree Park, Northampton

oriordanbond  
SALES & LETTINGS





# Copperfield Crescent

Collingtree Park

NN4 0BB

GUIDE PRICE £340,000

Offered to the market with no onward chain is this fabulous newly built three bedroom semi-detached home, constructed in 2025, by Messrs Linden Homes to their 'Troon' design. The property is constructed with Northamptonshire Ironstone and benefits from upgraded kitchen appliances, flooring and blinds.

The accommodation comprises 16' entrance hall with stairs to the first floor and storage under, a generous cloakroom/WC, a 16' sitting room with patio doors leading to the rear garden and a kitchen/dining room providing upgraded Bosch appliances and a utility room. To the first floor is access to the loft space, doors to three good size bedrooms with an en-suite shower room to the master bedroom and a separate family bathroom. Outside, the property sits on a private driveway and offers a stone walled front garden with pathway to the house and an ample block paved driveway for two cars leading to a generous single garage. The rear garden is southerly facing, has a paved patio seating area and enclosed by timber fencing with gated side access. Further benefits include uPVC double glazing, gas radiator heating, solar panels and is EPC grade rated A. (A/838/S)

## Additional information

- Council Tax Band: New Build
- Energy Efficiency Rating: A

## 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.

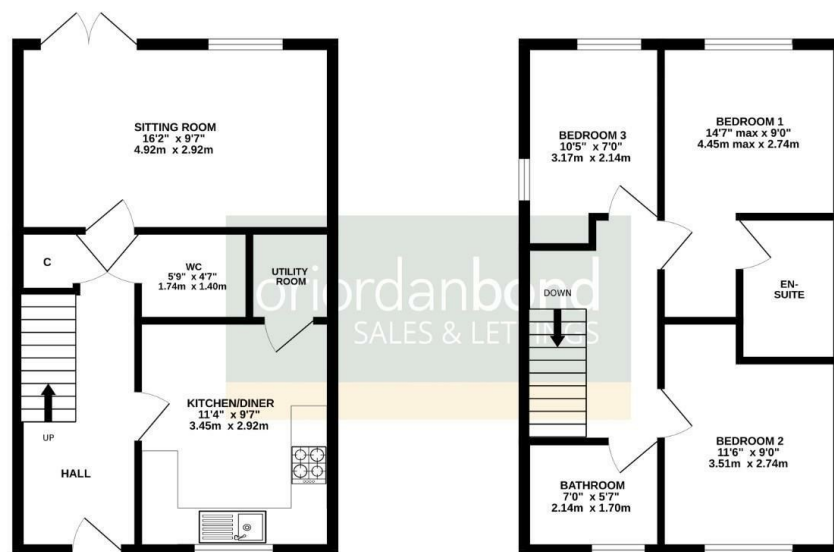
O'Riordan Bond Hunsbury Sales

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GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, contained herein, 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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