



# Clover Field

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



## Clover Field

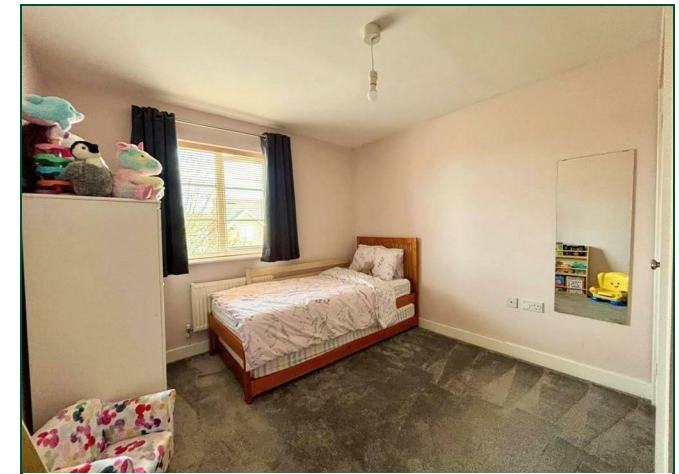
Grange Park  
NN4 5DB

Guide Price  
£410,000

An immaculate four bedroom detached family home located within the sought after Grange Park development. This property is within close proximity of Woodland View Primary School, Foxfield Country Park, shops and other amenities as well as having easy access to the M1 motorway.

The accommodation comprises entrance hall, cloakroom/WC, study, sitting room, re-fitted kitchen/breakfast room with connecting utility room and a dining room. To the first floor are four bedrooms and a re-fitted family bathroom with the master bedroom benefitting from a re-fitted en-suite shower room. Outside, to the front is a lawned garden and a driveway to the side providing ample off road parking leading to a single garage. The rear garden is mainly laid to lawn with paved patio and timber retaining fence. Further benefits include uPVC double glazing and gas radiator heating. A/1173/M)

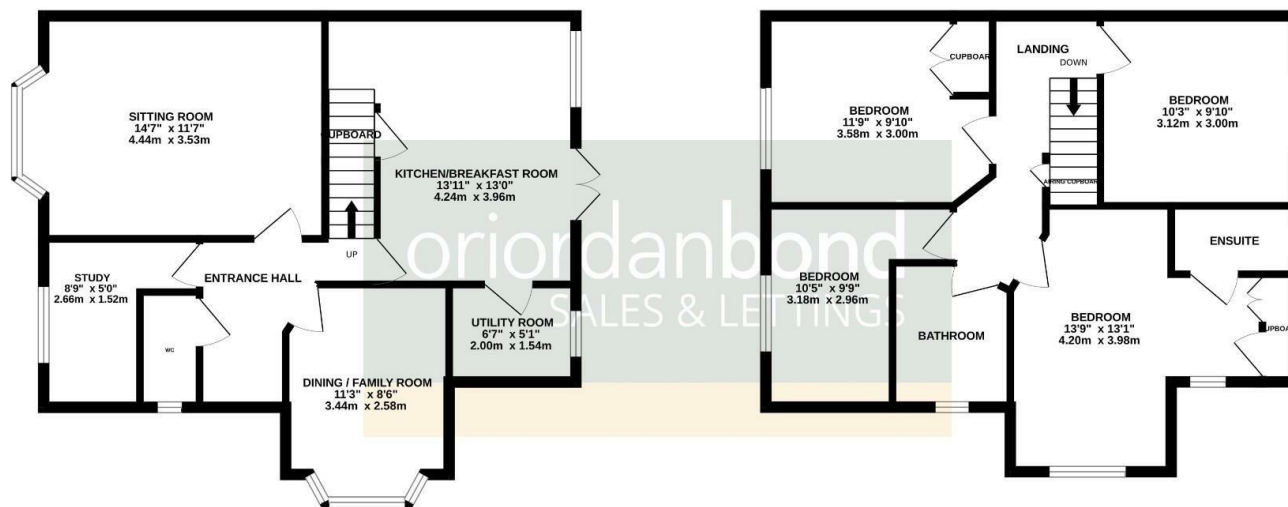
- Immaculate four bedroom detached home
- Re-fitted en-suite to master bedroom
- Three reception rooms
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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: D

### 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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