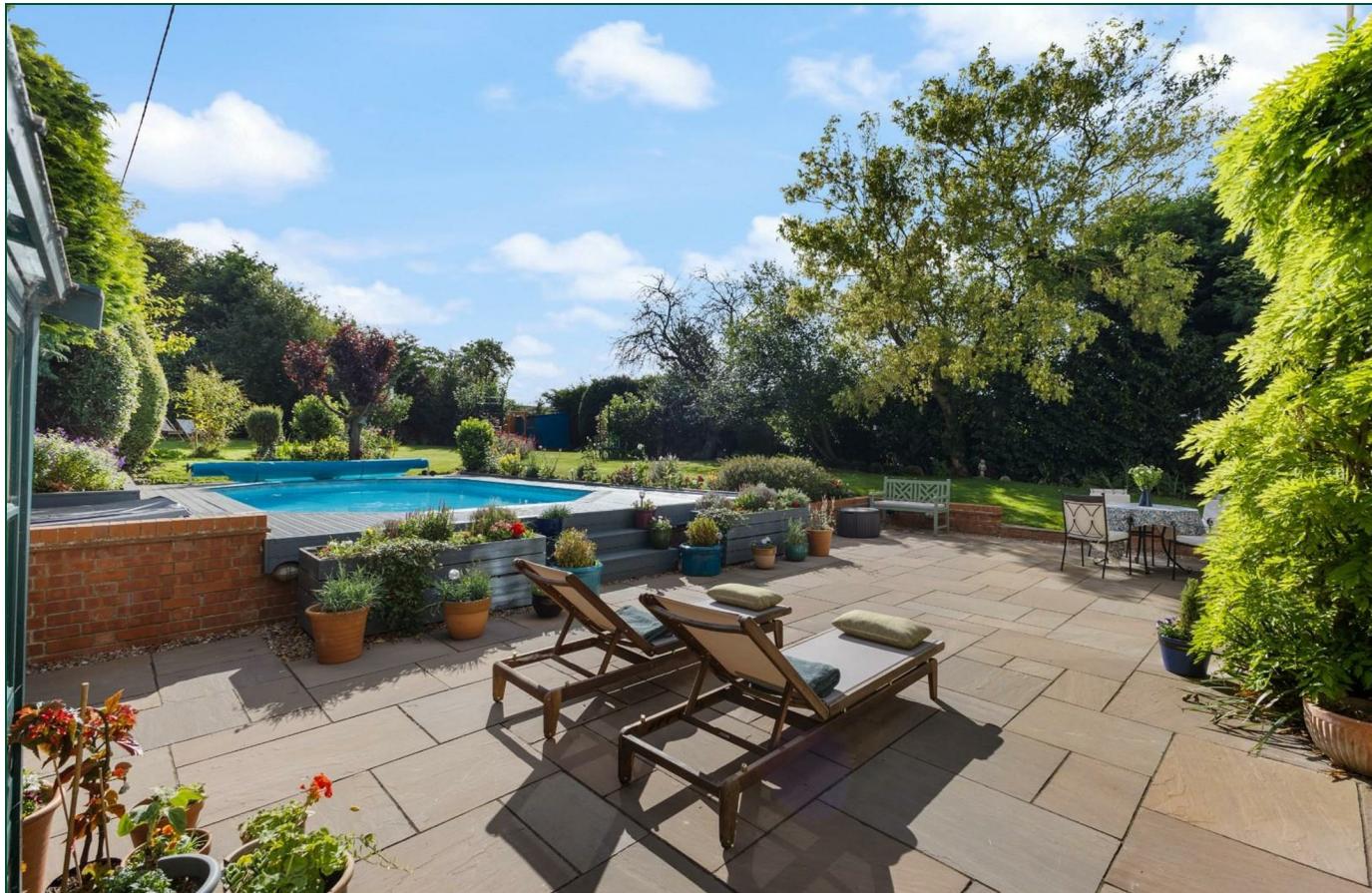




**Aggate Way**  
**Earls Barton, Northamptonshire**

**oriordanbond**  
SALES & LETTINGS





# Aggate Way

Earls Barton

NN6 0EU

Price

£890,000

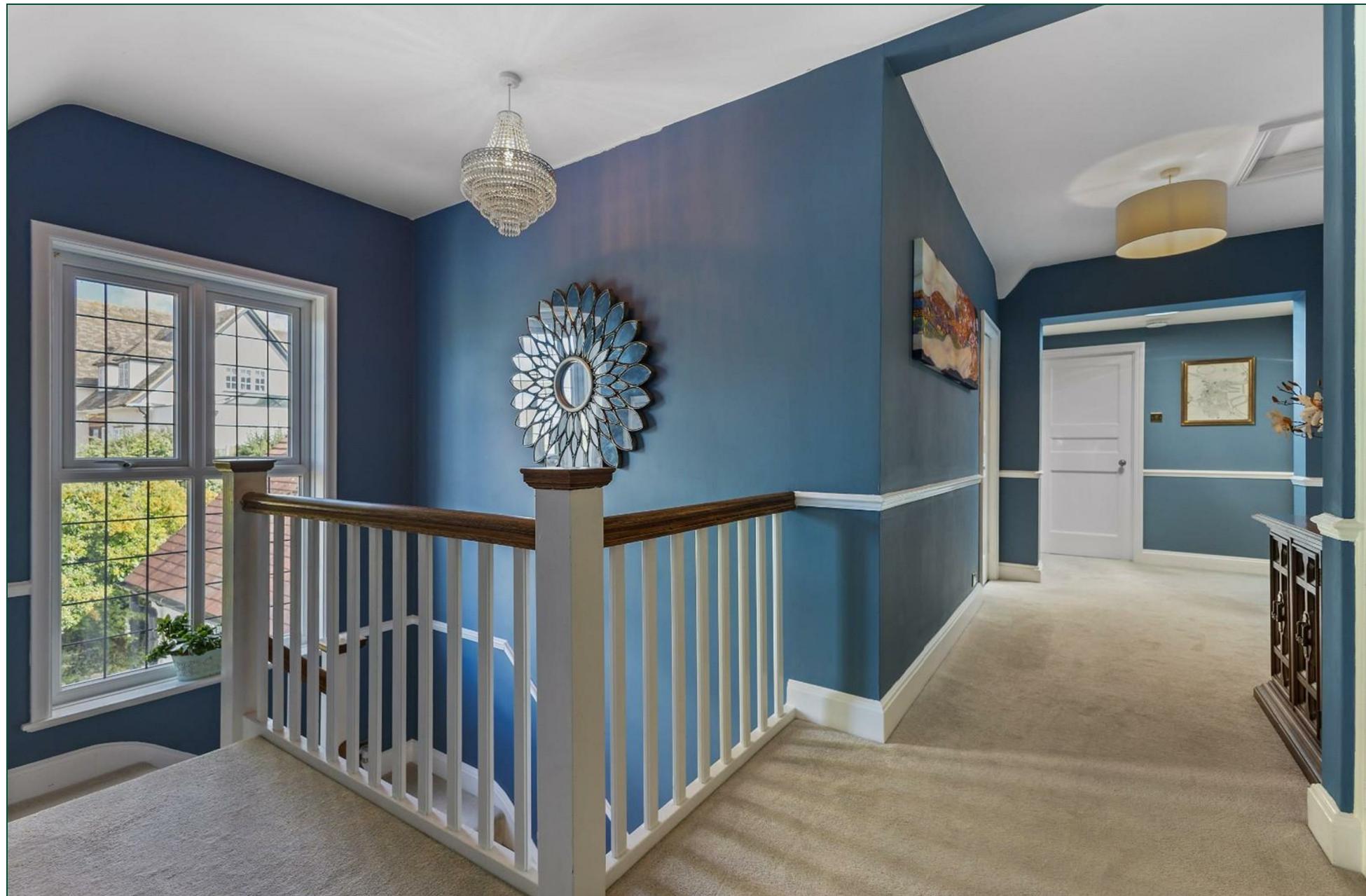
O'Riordan Bond is delighted to bring to the market this beautifully presented period, individual 1930's built, four bedroom detached family home. The property is set on a large mature plot of approx 1/3 acre enjoying stunning views with wrap around private mature gardens and heated swimming pool. Having undergone a tasteful refurbishment programme by the current the owners, this home is truly a one off property measuring just under 2600 sq. ft, providing three spacious reception rooms cleverly designed to give a degree of open plan living space and yet providing privacy.

Accommodation comprises entrance hallway, cloakroom/WC, lounge, family room open to large dining room open plan to a well appointed re-fitted kitchen/breakfast room overlooking the gardens, a separate utility room and good size gym, spacious first floor accommodation comprising four bedrooms with re-fitted family bathroom and an en-suite to the master bedroom and a separate dressing room. The property sits back from the road behind stone walling and double gates with gravelled 'in-and-out' driveway, stunning large landscaped mature private gardens with flower borders, mature trees, private pool area designed for relaxation and enjoying a sunny terraced area with heated covered pool and spa area and a further large patio area. Further benefits include an EV charging point, replacement uPVC windows and gas central heating. (A/2584/L)

- Individual refurbished four bedroom detached residence
- En-suite to master bedroom
- Three reception rooms
- Re-fitted kitchen/breakfast room and family bathroom
- Stunning large landscaped gardens on 1/3 acre plot
- Heated covered swimming pool and spa area
- Gated off road parking with 'in-an-out' drive and EV charging point

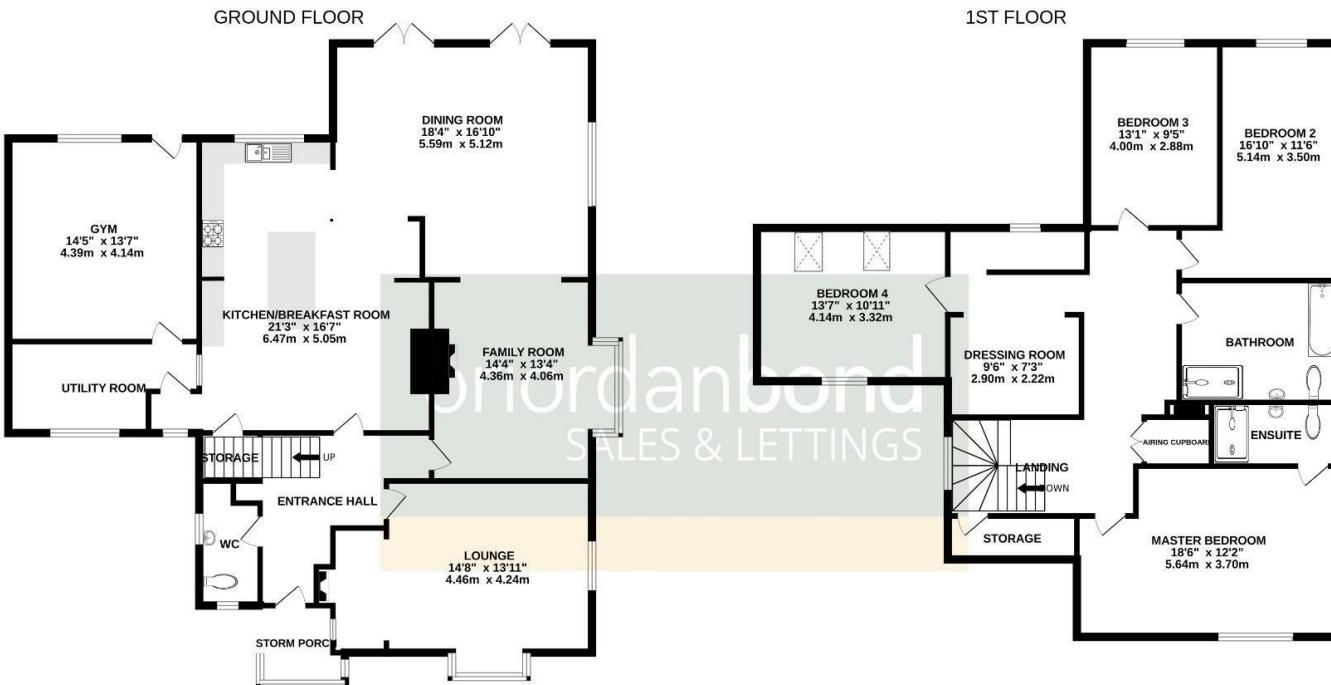












TOTAL FLOOR AREA : 2584 sq.ft. (240.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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: F
- 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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