



# Ward Street

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS





## Ward Street

Earls Barton  
NN6 0JW

Price  
£460,000

O'Riordan Bond is delighted to bring to the market this executive four double bedroom detached family home offered for sale with no onward chain. This well presented home is located on the popular Wickets development in the sought after village of Earls Barton and offers a large sitting room, open plan kitchen/dining room overlooking green space in a quiet location with parking for two/three cars and detached garage.

Accommodation comprises entrance hall with stairs rising to first floor, cloakroom/WC, study, sitting room with feature fireplace, fitted kitchen/dining room with fitted appliances, utility room, first floor landing, master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms and a family bathroom. Outside is a low maintenance front garden with shrubs and tarmac driveway to side providing off road parking for two/three cars leading to a detached garage with power and light. The good size enclosed rear garden has an extended patio and raised border with lawn. Further benefits include remaining NHBC warranty, gas radiator heating and uPVC windows and doors. (A/1445/M)

- Executive four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Good size enclosed rear garden
- Driveway and detached garage
- No onward chain

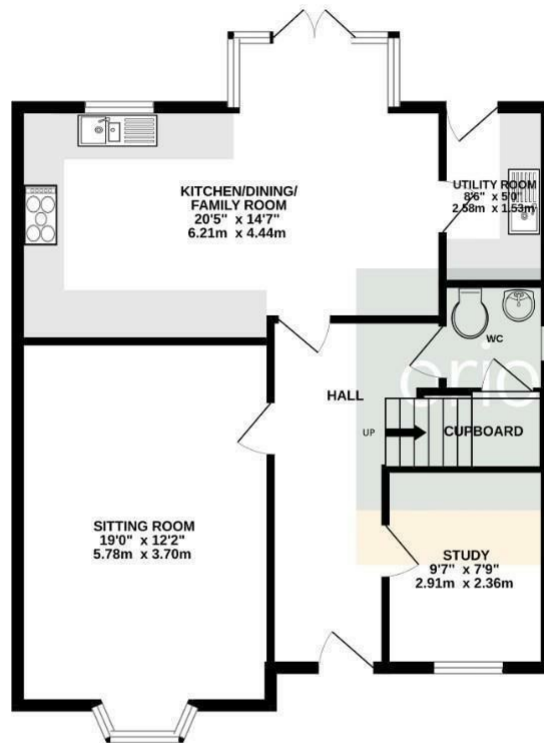




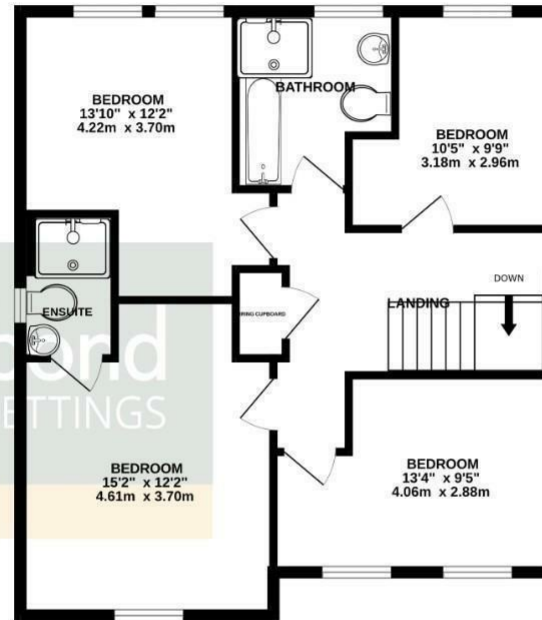




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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.

**O'Riordan Bond Earls Barton Sales**

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