



Ward Street
Earls Barton, Northamptonshire

oriordanbond
SALES & LETTINGS

Ward Street

Earls Barton
NN6 0JW

Price
£650,000

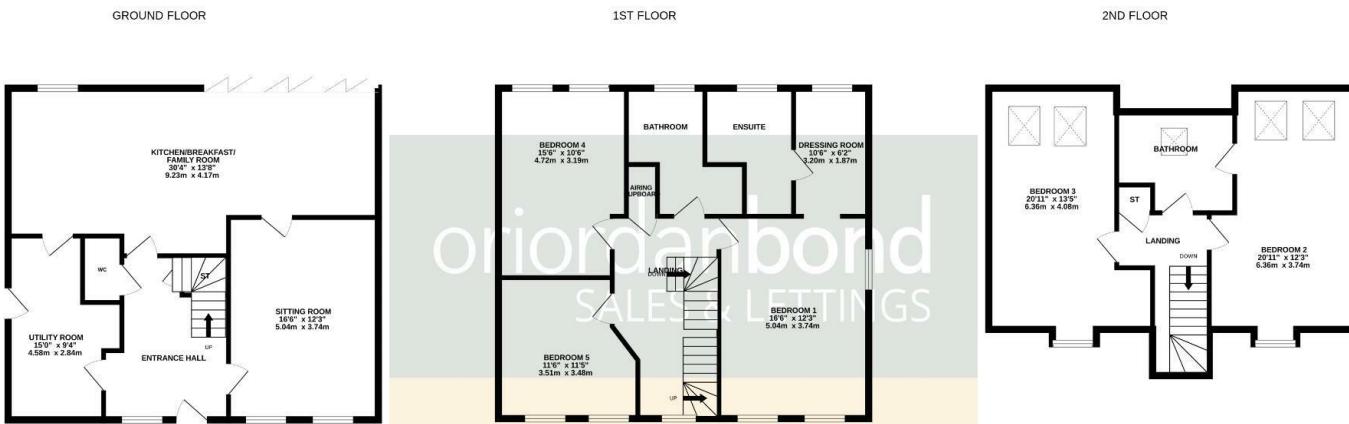
A beautifully presented five double bedroom detached family home having undergone further improvements from the current owners to include re-fitted en-suite to master bedroom, boot room/utility room plus garden room/study. Built on the desirable Wickets development, located in the sought after village of Earls Barton, the property is set over three floors offering over 2200 sq. ft of spacious versatile living space including an open plan kitchen/dining/family room.

Accommodation comprises entrance hall, cloakroom/WC, large sitting room, kitchen/dining/family room which has been adapted by the current owners to maximise the open plan living space with granite worktops, built-in appliances and bi-fold doors to the rear garden, boot room/utility room with coffee station, first floor landing, spacious master bedroom with dressing area providing built-in wardrobes and re-fitted en-suite shower room, double bedroom with built-in wardrobes, further double bedroom and family bathroom, second floor landing, two further double bedrooms, one with built-in wardrobes, and a 'Jack and Jill' bathroom suite. Outside is low maintenance frontage with double width drive to the side providing off road parking for four to six cars leading to a double garage with half being converted into a stunning family/games room. The rear garden is southerly facing and offers a great deal of privacy being laid with artificial lawn paved patio seating area which is ideal for entertaining, fenced surround and gated access to the front. Further benefits include uPVC double glazing, gas radiator heating and remaining NHBC certificate. (A/2242/M)

- Five double bedroom detached family home
- En-suite and dressing room to master bedroom
- Open plan kitchen/dining/family room
- Low maintenance good size rear garden
- Double garage half converted into a stunning family/games room
- Ample off road parking







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TOTAL FLOOR AREA : 2242 sq.ft. (208.3 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.

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