



# West Street

Earls Barton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## West Street

Earls Barton  
NN6 0EW

Price  
£445,000

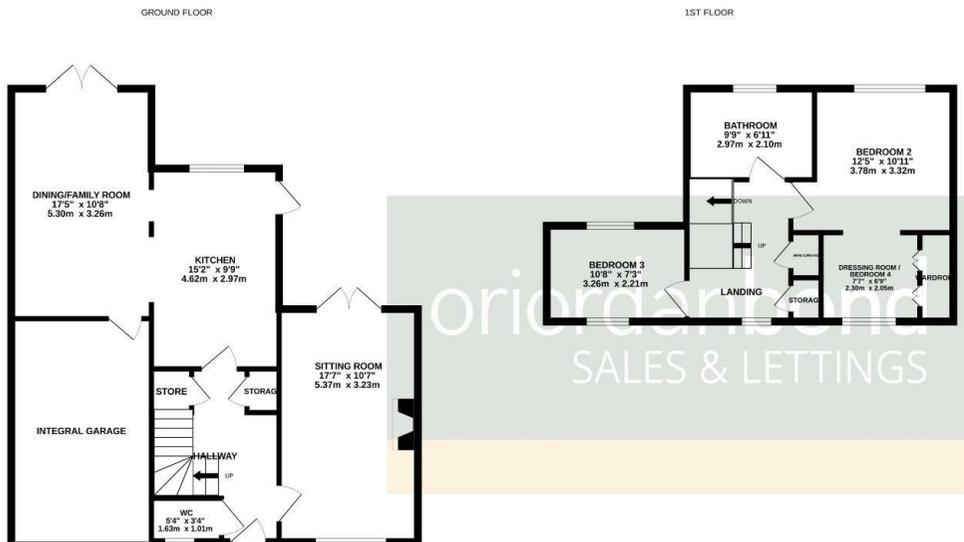
A rarely available extended three/four bedroom stone property with oversized garage located close to the centre of the sought after village of Earls Barton. Offered for sale with no onward chain, this spacious light and airy home offers versatile living over three floors with large sitting room with dual aspect, open plan kitchen/dining/family room, principle bedroom with ensuite, a south facing mature garden and off road parking for three/four cars.

Accommodation comprises entrance hall, cloakroom/WC, sitting room with feature fireplace, open plan kitchen with fitted appliances opening out to dining/family room with doors to the rear garden, first floor landing with three double bedrooms (bedroom four has been converted into a dressing room which can be changed back without any major works required), family bathroom, second floor landing with master bedroom with en-suite shower room. Outside, to the front is a large block paved driveway for three to four cars leading to an oversized integral garage with electric door. The delightful enclosed south facing rear garden has mature planting, lawn and patio area ideal for entertaining. Further benefits include double glazing and gas central heating. (A/1514/M)

- Rarely available extended three/four bedroom stone property
- En-suite to master bedroom
- Open plan kitchen/dining/family room
- Enclosed south facing rear garden
- Ample off road parking and garage with electric door
- No onward chain







TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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: D
- 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.

**O’Riordan Bond Earls Barton Sales**

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