



**Pemberley Walk, Balmoral Close**  
St. Crispin, Northampton

**oriordanbond**  
SALES & LETTINGS



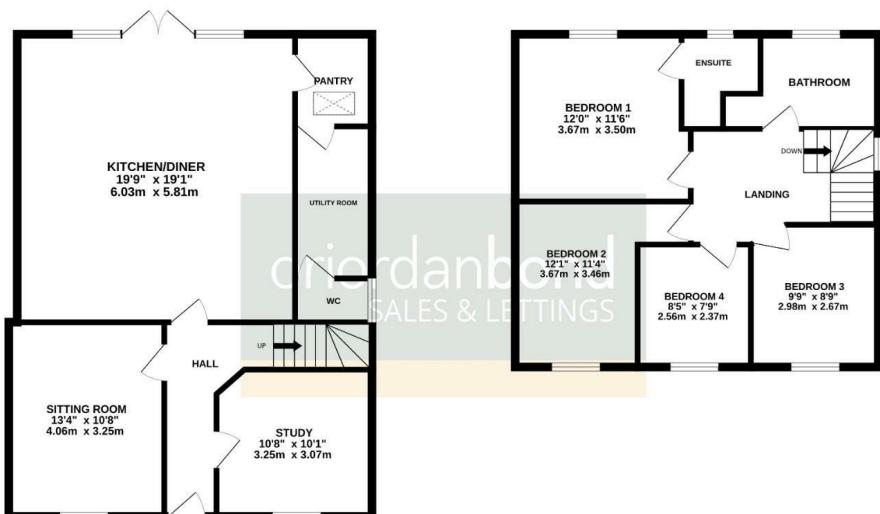
## Pemberley Walk, Balmoral Close

St. Crispin  
NN5 4FW

PRICE £450,000

GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR  
569 sq.ft. (52.9 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 not be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Located down a private driveway, within the ever popular area of St. Crispin, is this tastefully extended four bedroom detached house. Making an ideal family home, the property is conveniently situated within close proximity to local schools, parks and shops.

The accommodation comprises entrance hall, sitting room, study, extended and re-fitted kitchen/dining room, pantry, utility room and cloakroom/WC. To the first floor are four double bedrooms and a re-fitted four-piece family bathroom with the master benefitting from an en-suite. Outside is a rear garden laid mainly to lawn with seating area. The small front garden is low maintenance with driveway to side providing off road parking leading to a single garage. Further benefits include uPVC double glazing and gas radiator heating. (A/1383/S)

### 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.

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