



# Walmer Close

St. Crispin, Northampton

**oriordanbond**  
SALES & LETTINGS





## Walmer Close

St. Crispin

NN5 4WL

PRICE £399,995

Offered to the market with no onward chain and making an ideal family home is this well presented four bedroom detached house. Situated within the popular Marina Park development within St. Crispin, the property is conveniently located within close proximity to local schools and shops along with all the amenities at Sixfields Leisure Park.

Accommodation comprises entrance hall, sitting room, kitchen/dining room with integrated appliances, cloakroom/WC, four first floor double bedrooms with the master benefitting from an en-suite and a family bathroom. Outside is a generous rear garden laid mainly to lawn with patio area. To the front is a lawned garden with double width driveway leading to an integral garage. Further benefits include gas radiator heating and uPVC double glazing (B/1308/M)

### 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.

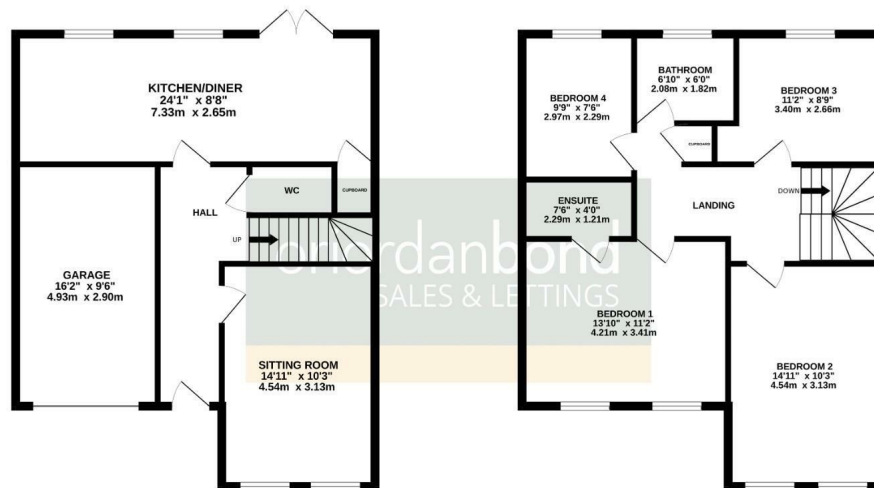
O'Riordan Bond Duston Sales

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GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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