



# Carrington Gardens

Wakes Meadow, Northampton

oriordanbond  
SALES & LETTINGS





# Carrington Gardens

Wakes Meadow  
NN3 9UL

Price  
£395,000

An extended substantial four/five bedroom detached home, situated in the popular location of Wakes Meadow, within walking distance to outstanding Ofsted primary and secondary schools. This home has been thoroughly improved by the owners and is offered to the market with no onward chain.

The accommodation comprises entrance hall, cloakroom/WC, sitting room with bay window, dining room, modern fitted kitchen/breakfast room and large utility with access to the garage. Additionally to the ground floor, the vendors added a large ground floor extension creating an additional bedroom or further reception/playroom with stunning Velux windows and modern wet room off. To the first floor are four great size bedrooms, three with fitted storage, an en-suite to the master and a three-piece family bathroom. Externally, there is a private low maintenance rear garden laid with Indian sandstone and a beautiful range of flowers and trees. To the front is off road parking with access to a garage store. Further benefits include uPVC double glazing and gas radiator heating. (A/1405/M)

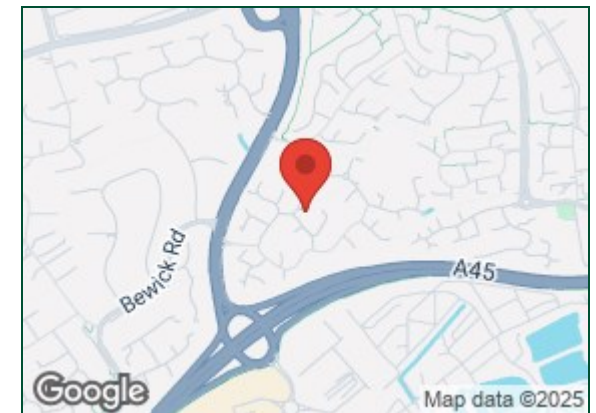
- Extended substantial four/five bedroom detached home
- En-suite to master bedroom
- Separate reception rooms
- Further reception/playroom with wet room
- Private low maintenance rear garden
- Off road parking and garage store











### Additional information

- Council Tax Band: C
- Energy Efficiency Rating:

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

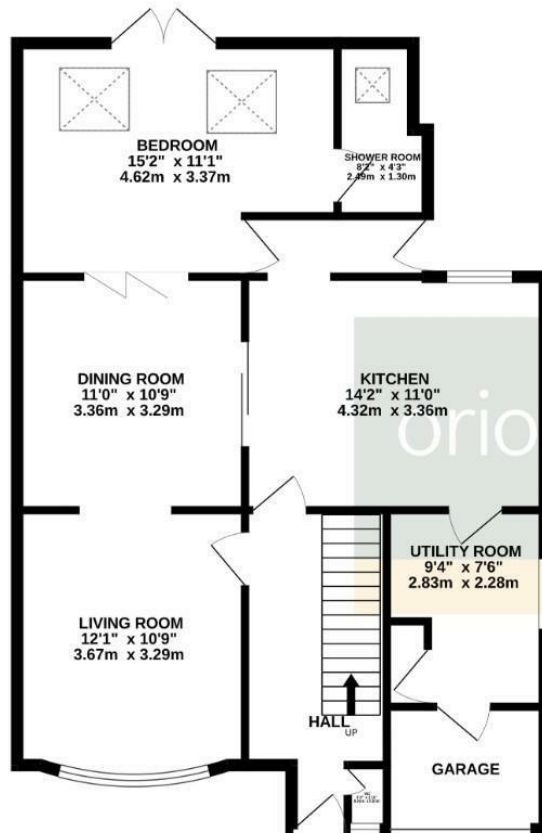
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Weston Favell Sales**  
**01604 784007**

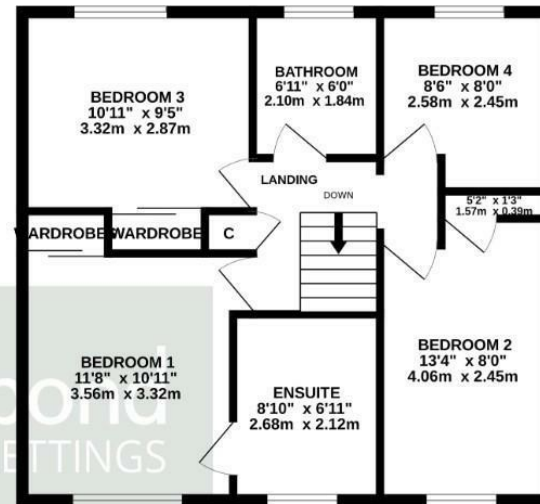
westonfavell@oriordanbond.co.uk



GROUND FLOOR  
 829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
 577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.6 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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