

# Ixworth Close

Watermeadow, Northampton

oriordanbond
SALES & LETTINGS



# Ixworth Close

Watermeadow
NN3 8TW

Guide Price
£365,000

**O'Riordan Bond is delighted to offer for sale this beautifully presented five bedroom detached family home situated on the highly sought after location of Watermeadow Drive. The property provides good access to Weston Favell Shopping Centre and local schools.**

The thoughtfully laid out accommodation comprises larger than average hallway, extended sitting room, dining room and re-fitted kitchen/breakfast room. To the first floor are five bedrooms and a re-fitted shower room. The master bedroom has fully fitted wardrobes and access to a large four-piece en-suite with separate bath and shower. Outside, to the rear is a private and enclosed low maintenance garden with gated side access. To the front you have ample off road parking and a single garage. Further benefits include a Tesla EV charging point, uPVC double glazing and gas radiator heating. (A/1593/S)

- Five bedroom detached family home
- Four-piece en-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen and shower room
- Enclosed low maintenance rear garden
- Off road parking, garage and EV charging point





















**Additional information**

- Council Tax Band: C
- Energy Efficiency Rating: C

**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

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK