



# Cottagewell Court

Standens Barn, Northampton

oriordanbond  
SALES & LETTINGS



## Cottagewell Court

Standens Barn  
NN3 9UA

Guide Price  
£295,000

**A modern four bedroom detached property, set in a quiet cul-de-sac, within the popular area of Standens Barn. Situated close to Weston Favell Shopping Centre and Northampton Academy, the property offers generous living accommodation throughout and is offered for sale with no onward chain.**

The accommodation comprises entrance porch, cloakroom/WC, lounge, dining room, kitchen and conservatory. To the first floor are four bedrooms and a family bathroom. Outside is an enclosed rear garden and a front garden with driveway providing ample off road parking leading to a detached single garage. Further benefits include double glazing and gas radiator heating. (C/1155/S)

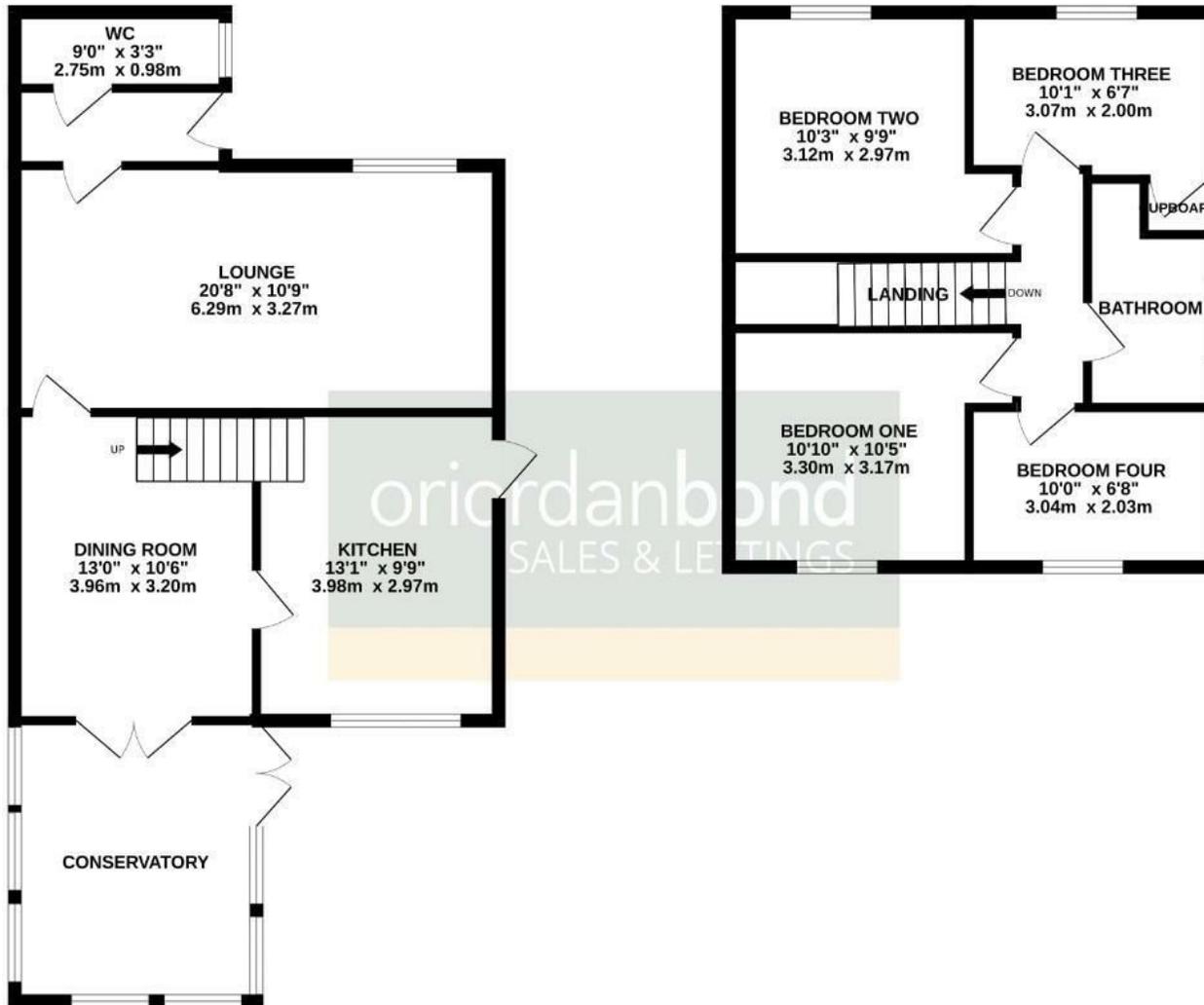
- Modern four bedroom detached home
- Two reception rooms and conservatory
- Gas radiator heating
- Enclosed rear garden
- Ample off road parking and detached garage
- No onward chain





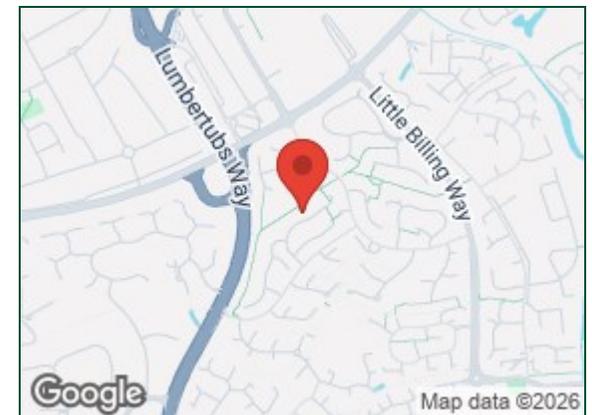
GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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 Weston Favell Sales

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