



# 16 Amber Drive

Walgrave, Northamptonshire

oriordanbond  
SALES & LETTINGS





## 16 Amber Drive

Walgrave  
NN6 9RW

£415,000

**A beautifully presented detached house, with a private 60ft south facing rear garden, situated in a quiet cul-de-sac position within the sought after village of Walgrave. The current owners have beautifully modernised the property and made many improvements.**

Accommodation comprises spacious entrance hall with cloakroom/WC, sitting room, open plan kitchen/dining room with integrated fridge, freezer and dishwasher and space for a Rangemaster cooker (separate negotiation.) To the first floor is a generous size master bedroom, two further bedrooms and a modern family bathroom with waterfall shower over the bath. Outside to the front is a good size open plan garden being mainly laid to lawn with a drive to the side providing ample off road parking giving access to a single garage. There is gated side pedestrian access to the stunning 60ft south facing private rear garden which is fully enclosed with extended patio area, large lawn and mature fruit trees to the rear. (A/1033/L)

- Beautifully presented three bedroom detached home
- Open plan kitchen/dining room with integrated appliances
- Gas radiator heating
- Private 60ft south facing rear garden
- Ample off road parking and garage
- Quiet cul-de-sac location









GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1033sq.ft. (96.0 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: 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 Brixworth Sales**

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