



# Weston Way

Weston Favell Village, Northampton

oriordanbond  
SALES & LETTINGS



## Weston Way

Weston Favell Village  
NN3 3BL

Offers Over  
£650,000

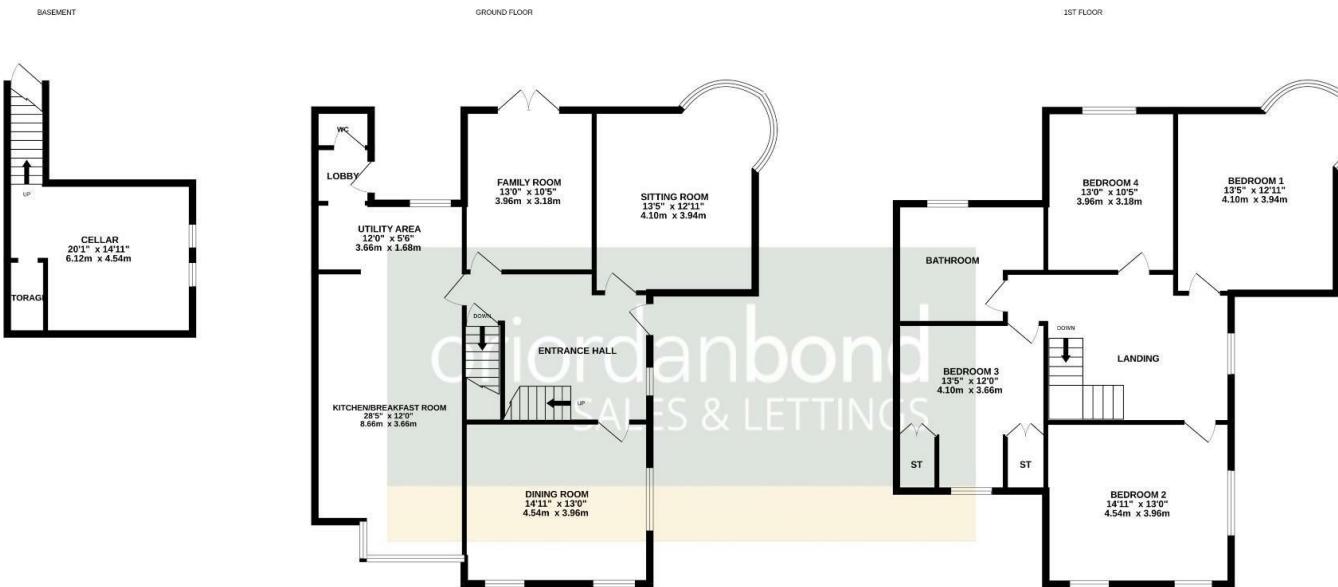
An exceptional, mature semi-detached home situated in the heart of the highly regarded Weston Favell Village and just a short walk from Abington Park. The property, constructed in 1932, has undergone a complete programme of refurbishment by the current owners and now provides a sympathetic blend of character and charm with a contemporary feel, ideal for modern family living.

Accommodation comprises an impressive reception hallway, sitting room, dining room, family room, spacious re-fitted kitchen/breakfast room with large island unit and integrated appliances, utility area, a re-fitted cloakroom/WC and a cellar. To the first floor is a galleried landing, four double bedrooms and a high quality re-fitted four-piece family bathroom. Externally, the generous plot provides a front garden with ample block paved driveway accessed via electric double gates. To the rear is a superb southerly facing enclosed garden which is well stocked with a variety of plants, mature trees and shrubs and has the added benefit of a purpose built 'pod-style' home office ideal for home working. Further benefits include gas radiator heating, uPVC double glazing and an excellent standard of presentation and workmanship throughout. (A/2261/L)

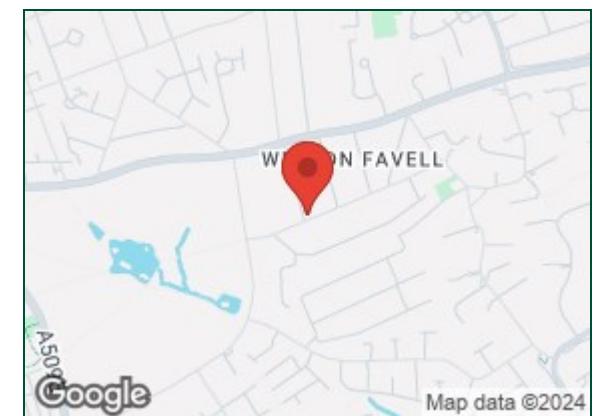
- Exceptional refurbished four bedroom semi-detached home
- Three reception rooms
- Spacious re-fitted kitchen/breakfast room
- High quality re-fitted four-piece bathroom
- Landscaped south facing rear garden
- Ample off road parking behind electric double gates







**TOTAL FLOOR AREA : 2261 sq.ft. (210.1 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: G
- Energy Efficiency Rating: E

#### 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 Abington Sales**

01604 639007

abington@oriordanbond.co.uk

