



Wisteria Way
Northampton,

oriordanbond
SALES & LETTINGS



Wisteria Way

Northampton

NN3 3QB

GUIDE PRICE £485,000

O'Riordan Bond are delighted to offer for sale this executive detached home on an elevated plot at the end of small cul-de-sac in the ever popular Abington Vale area. Built by Persimmon Homes to their Rydal design,

the accommodation downstairs briefly comprises entrance hall, downstairs cloak room/WC, study, bay fronted sitting room, separate dining room, study/home office, kitchen with integrated appliances and utility room. Upstairs there is a spacious galleried landing with larch arch window letting in plenty of natural light, four bedrooms with the master benefiting from an ensuite dressing room and an en suite shower room, plus a family bathroom. There is plenty of off road parking on the double width drive plus a further double garage with pitched room. The rear garden is laid to lawn with well established borders and trees. Benefits include gas radiator heating with a relatively new gas boiler and uPVC double glazing throughout, also relatively recently installed.

Additional information

- Council Tax Band: E
- 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 Abington Sales

01604 639007

abington@oriordanbond.co.uk



GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



SQ FTG DOES NOT INCLUDE

TOTAL FLOOR AREA: 1176sq.ft. (109.3 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.

Made with Metrepro 62025