



**Rickyard Walk**  
Grange Park, Northampton

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SALES & LETTINGS





## Rickyard Walk

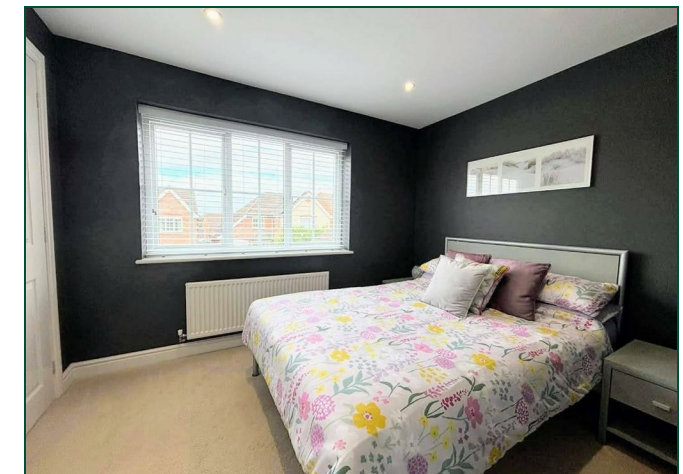
Grange Park  
NN4 5BD

Guide Price  
£530,000

An immaculate four bedroom detached family home located within the popular Grange Park development. This home has been improved by the current owners and offers many benefits including a self contained annexe. The property is within close proximity of Woodland View Primary School, Foxfield Country Park, shops and other amenities as well as having easy access onto the M1 motorway and A45.

The accommodation comprises entrance hall, cloakroom/WC, home office, sitting room, re-fitted kitchen with a connecting door to a utility room and open to a breakfast/family room. To the first floor are four double bedrooms and a re-fitted family bathroom with the master bedroom benefitting from a re-fitted en-suite. The self contained annexe comprises an open plan living/kitchen/dining room and a shower room. Outside to the front of the property is a driveway providing off road parking for several cars. The rear garden is landscaped with a decking area, artificial lawn and summerhouse/bar with power and light connected. Further benefits include uPVC double glazing and gas radiator heating. (A/1282/M)

- Immaculate four bedroom detached home
- Self contained annexe
- En-suite to master bedroom
- Open plan kitchen/breakfast/family room
- Landscaped rear garden with summerhouse
- Ample off road parking

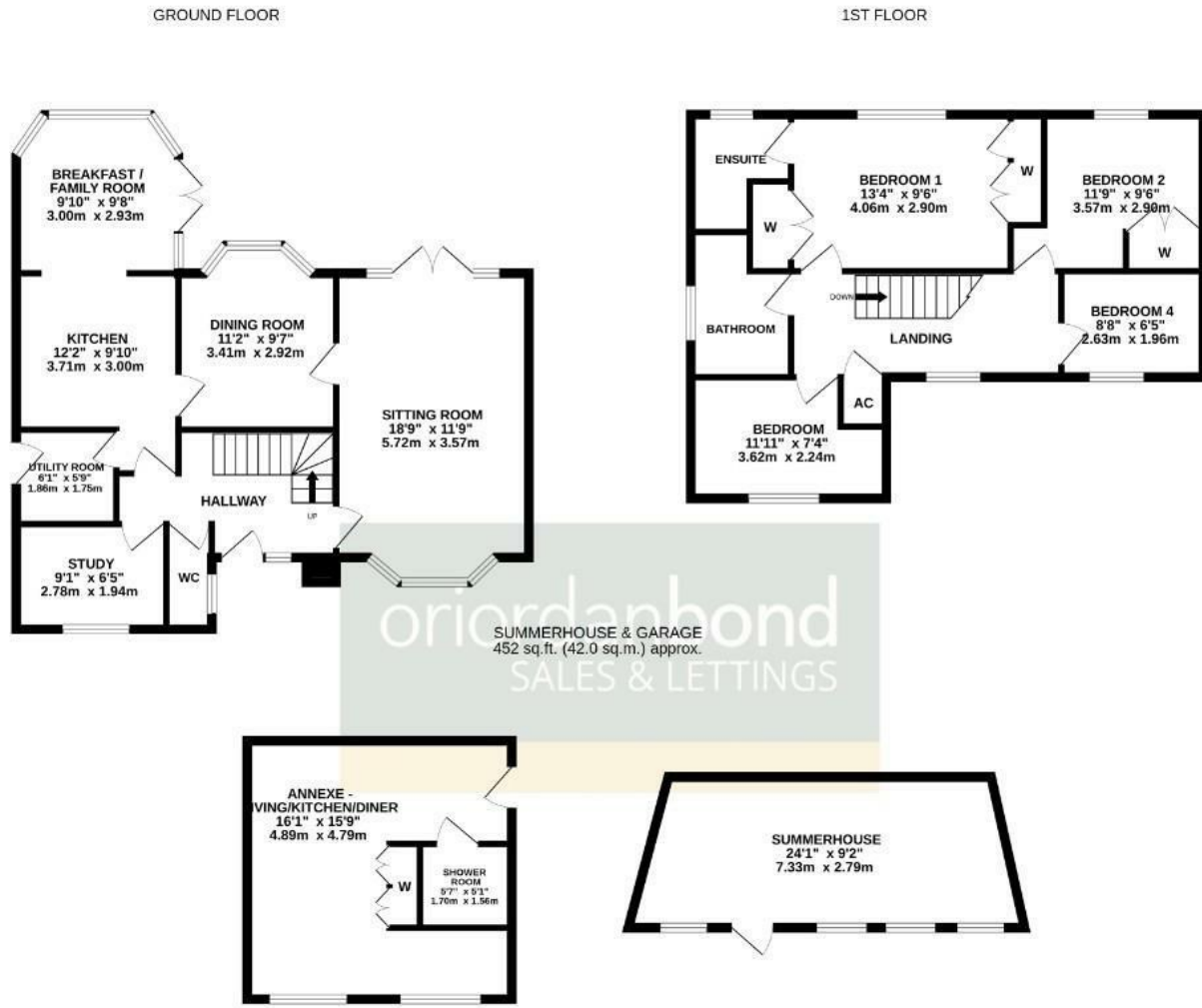












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SQ FTG EXCLUDES SUMMERHOUSE AND GARAGE

TOTAL FLOOR AREA : 1282sq.ft. (119.1 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: E
- 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 Grange Park Sales**  
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