



Newport Pagnell Road

Hardingstone, Northampton

oriordanbond
SALES & LETTINGS



Newport Pagnell Road

Hardingstone
NN4 6ER

Guide Price
£625,000

This immaculate and versatile four bedroom detached family home is located within the popular and sought after village of Hardingstone. This property is within close proximity of both Hardingstone and Wootton village schools and amenities as well as having easy access to the M1 motorway and A45.

The extended accommodation comprises entrance hall, home office, open plan living/kitchen/dining area with feature wood burner, central island and bi-folding doors to the garden and a utility room with access to a cloakroom/WC. To the first floor there are four bedrooms and a family bathroom with the master bedroom benefitting from a Juliette balcony and en-suite shower room. Outside is a gravelled driveway providing off road parking for several cars with a mature hedge and an integral tandem length garage. The large rear garden is beautifully landscaped with a private seating area, paved patio and being mainly laid to lawn. Further benefits include uPVC double glazing and gas radiator heating. (A/2291/L)

- Immaculate and versatile four bedroom residence
- En-suite to master bedroom
- Open plan living/kitchen/dining area
- Gas radiator heating
- Large landscaped rear garden
- Ample off road parking and tandem length garage





Floor plan of the first floor showing the following rooms and dimensions:

- ENTRANCE HALL**
- HOME OFFICE**
12'3" x 9'8"
3.74m x 2.95m
- LIVING AREA**
26'10" x 17'5"
8.18m x 5.31m
- WC**
- UTILITY ROOM**
11'7" x 5'10"
3.54m x 1.78m
- TANDEM LENGTH GARAGE**
- KITCHEN/DINING AREA**
22'8" x 20'3"
6.92m x 6.18m

BEDROOM 2
14'9" x 9'6"
4.49m x 2.89m

BATHROOM

BEDROOM 3
13'9" x 7'5"
4.19m x 2.27m

BEDROOM 4
13'9" x 7'3"
4.19m x 2.21m

LANDING
DOWN

STORAGE

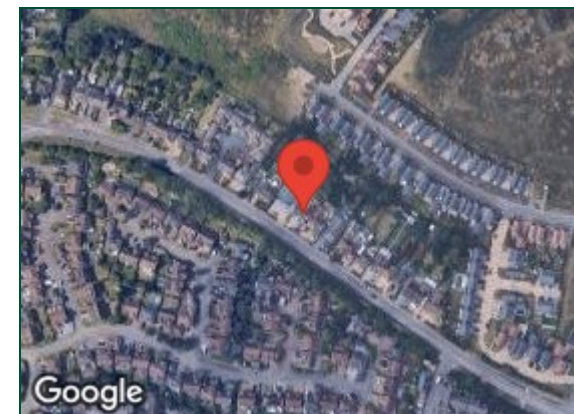
ENSUITE

WARDROBE

MASTER BEDROOM
28'5" x 13'3"
8.67m x 4.04m

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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- Council Tax Band: D
- Energy Efficiency Rating: C

Viewing strictly by appointment – details below

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.

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