



**32 Frank Large Walk**  
St. Crispin, Northampton

**oriordanbond**  
SALES & LETTINGS





## 32 Frank Large Walk

St. Crispin  
NN5 4UP

GUIDE PRICE £350,000

A spacious family town house with superb views over parkland. This immaculate four bedroom home is situated in the desirable area of St. Crispin, set within close proximity of St Crispin Retail Village with local schools and shops all within walking distance.

The property comprises entrance hall, cloakroom/WC, sitting room, open plan kitchen/dining/family room with integrated appliances, Velux sky light window and French doors leading to the south/westerly facing rear garden, The first floor comprises two double bedrooms both with fitted wardrobes - one with en-suite and a separate family bathroom. The second floor comprises a further bedroom and the master bedroom with en-suite and dressing area with a range of fitted wardrobes. Outside is an enclosed rear garden with lawn and decked patio. There is off road parking and a garage. Further benefits include uPVC double glazing and gas radiator heating. (B/1350/M)

### Additional information

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

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

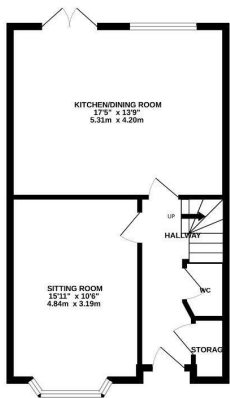
O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O’Riordan Bond Duston Sales  
01604 589007

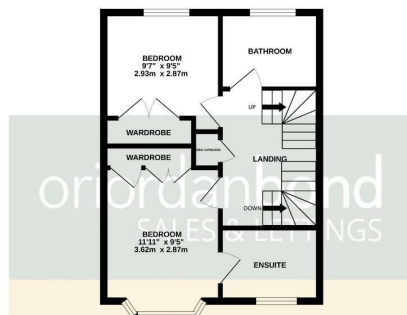
duston@oriordanbond.co.uk



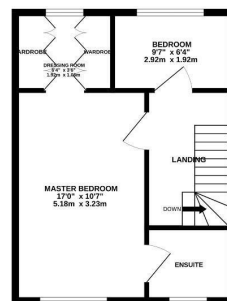
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1350sq.ft. (125.4 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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