







## **Foxtail Way**

St Crispin NN5 4AR Guide Price £325,000

Located within the desirable area of St Crispin and offering versatile living space is this four bedroom semi-detached town house. Presented to an immaculate standard throughout, the property would make an ideal family home and is set within close proximity of local schools, parks and shops.

The property is set over three floors, with the first floor comprising entrance hall, open plan kitchen/dining/sitting room with french doors leading to the rear garden, and utility room. First floor comprises a sitting room with balcony over looking the rear garden, bedroom and cloakroom/WC. Top floor comprises three generous sized bedrooms with the master benefitting from en suite, and the family bathroom. The property also offers off road parking for two vehicles, gas radiator heating and uPVC double glazing throughout. (B/1310/M)

- · Four bedroom town house
- · Desirable location
- Immaculate condition
- Two reception rooms
- · Two parking spaces
- · Ideal family home



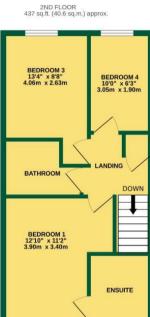












#### TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

While every attempt has executed to ensure the accuracy of the Boorpian containing in releasurements of doors windown, done for discovery and one of the Boorpian containing the selection of the statement. This plan is for fillustrative 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: 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



