



Ullswater Close

Boothville, Northampton

oriordanbond
SALES & LETTINGS



Ullswater Close

Boothville
NN3 2DJ

Price
£415,000

O'Riordan Bond is thrilled to offer for sale this immaculately presented modern four bedroom double fronted detached family home, located at the end of a quiet private road, within this highly popular residential area.

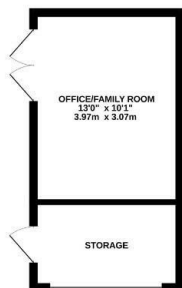
The accommodation comprises entrance hall, cloakroom/WC, 20' bay fronted sitting room with glazed double doors to the rear garden, an equally spacious bay fronted open plan kitchen/dining room with integrated appliances, a large utility/boot room, airy central landing with window, four bedrooms, the master enjoying a large en-suite with double shower, and a four-piece family bathroom. The front is open plan with ample off road parking to the front and side of the house. The rear garden backs onto school playing fields and offer a high degree of privacy. It's mainly laid to lawn with a patio area to the house and bicycle/garden furniture storage area behind the garage. A large part of the garage has been professionally converted to provide for a home office/family room with a section retained for storage. Further benefits include gas radiator heating and uPVC double glazing. (A/1361/M)

- Immaculate four bedroom detached home
- Large en-suite to master bedroom
- Open plan kitchen/dining room with integrated appliances
- Private rear garden
- Ample off road parking to front and side
- Professionally converted garage used as home office/family room





GARAGE
190 sq.ft. (17.7 sq.m.) approx.



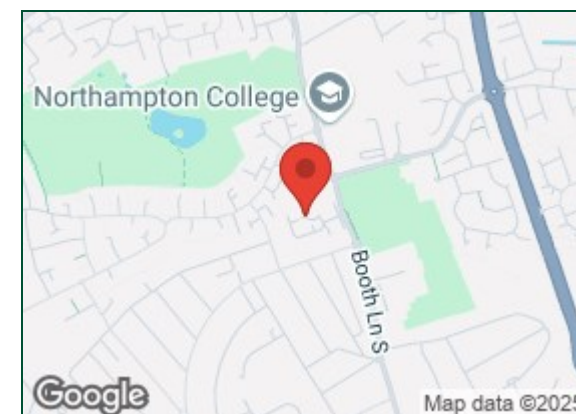
GROUND FLOOR
609 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.3 sq.m.) approx.

TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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Additional information

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

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.

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