



# Cobbold Close

Earls Barton, Northamptonshire

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SALES & LETTINGS



## Cobbold Close

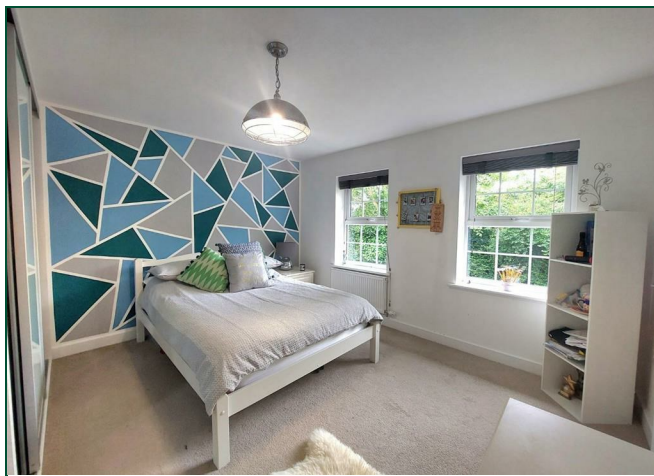
Earls Barton  
NN6 0JA

Price  
£535,000

A beautifully presented, spacious four double bedroom detached home with double garage, positioned in a quiet spot overlooking the cricket ground. Located on the sought after 'Wickets Development' with landscaped gardens, with modern family living in mind and versatile open plan kitchen/breakfast/family room.

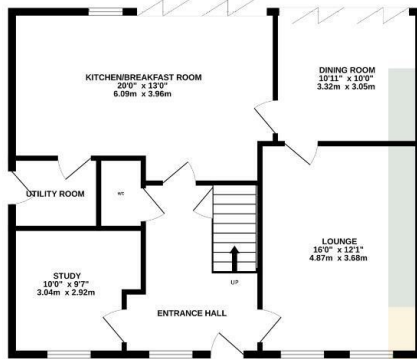
Accommodation comprises entrance hall, sitting room, dining room, kitchen/breakfast/family room, study, cloakroom/wc, first floor landing, master bedroom with built in wardrobes, en-suite shower room, three further double bedrooms all with built in wardrobes and family bathroom. Outside to the front of the property is retained front garden with lawn and mature planting, driveway providing parking for approx. four cars leading to good size double garage with light and power plus storage in roof. Enclosed landscaped good size rear garden with patio areas, lawn and mature planting. The property is under NHBC guarantee, double glazing and gas central heating. (A/1641/M)

- Beautifully presented four bedroom family home
- Large kitchen/breakfast/family room
- Large sitting room
- Ensuite to master bedroom
- Landscaped garden
- Double Garage

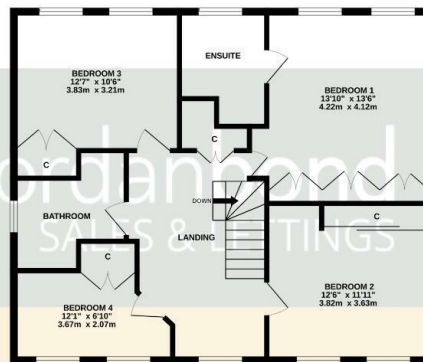




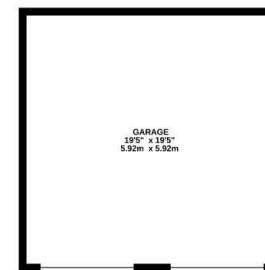
GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
838 sq.ft. (77.9 sq.m.) approx.

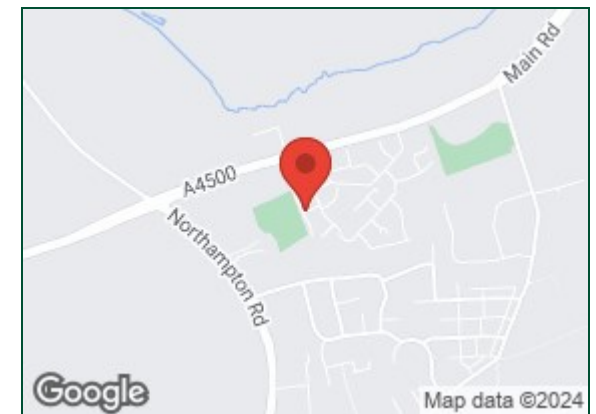


GARAGE



TOTAL FLOOR AREA : 1641 sq.ft. (152.5 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: 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.

O'Riordan Bond Earls Barton Sales

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