



**West Way**

Earls Barton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





## West Way

Earls Barton  
NN6 0HB

Price  
£283,000

A beautiful immaculately presented bay fronted two bedroom Victorian property with block paved driveway providing off road parking for two cars. The property is located within short walking distance to the thriving village centre and pleasure park. This stunning home has been greatly improved by the current owners and finished to a very high standard to include perfect fit blinds throughout, re-fitted kitchen, four-piece bathroom and Neville Johnson staircase.

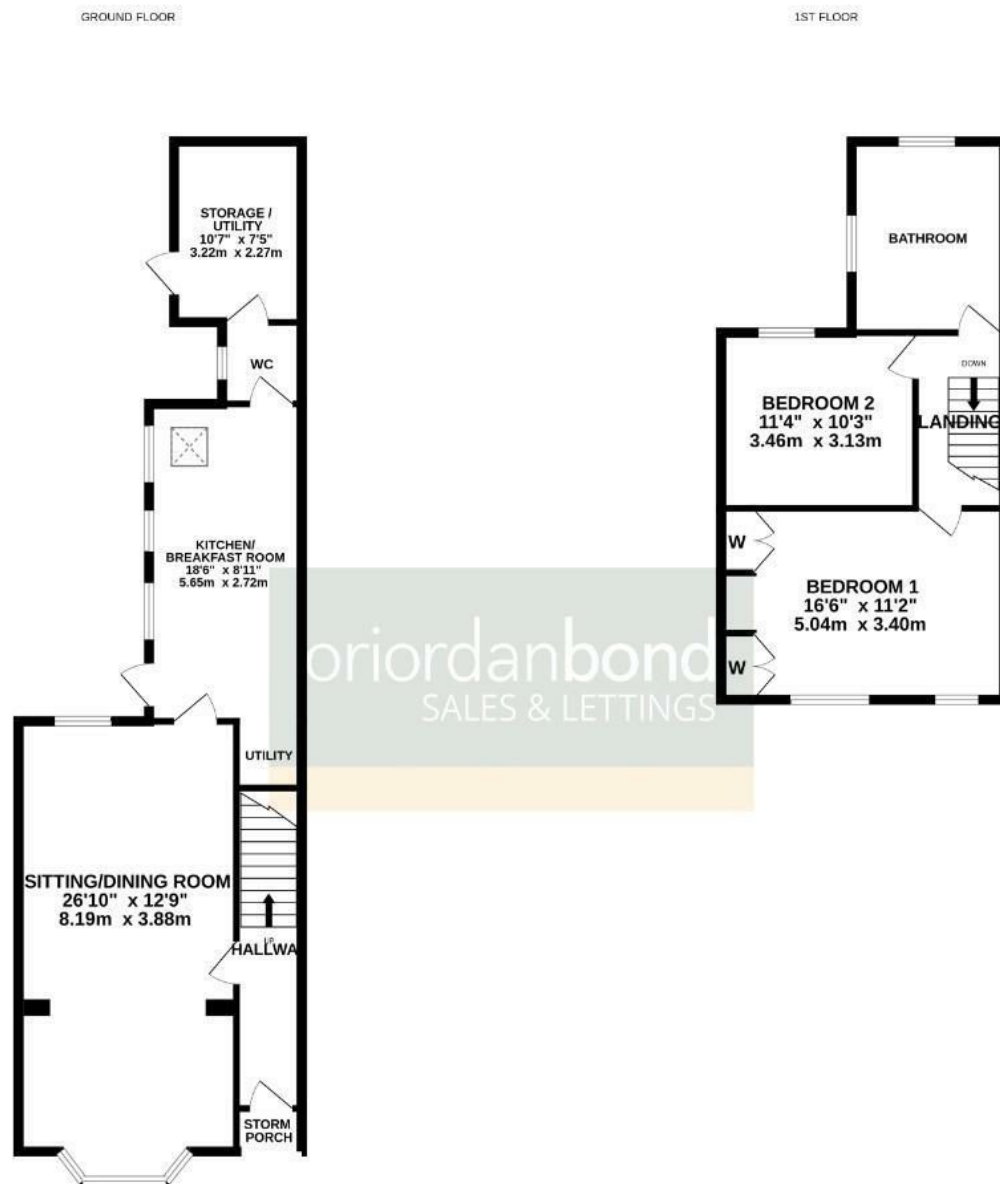
Accommodation comprises entrance hall, spacious open plan sitting/dining room with log burner, beautiful re-fitted kitchen with electric Velux window, built-in AEG appliances to include dishwasher, oven with microwave above, hob and SMEG fridge/freezer, wine cooler, Belfast sink and fitted hot water tap, a utility area, cloakroom/WC, storage room with door to garden, first floor landing, large master double bedroom with built-in wardrobes, second double bedroom and good size four-piece bathroom suite to include walk-in shower. Outside to the front of the property is a good size block paved driveway offering parking for two cars. The rear garden has been designed for easy maintenance with patio area, artificial lawn area and gated access to the rear side passageway plus a useful outhouse. Further benefits include uPVC double glazing and gas radiator heating. This is a truly stunning home and needs to be viewed to appreciate the quality of this stunning home. (B/1157/M)

- Immaculate two bedroom terraced home
- Re-fitted kitchen/breakfast room
- Four-piece family bathroom
- Gas radiator heating
- Enclosed low maintenance rear garden
- Off road parking









TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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: B
- Energy Efficiency Rating: D

#### 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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