



The Avenue

Cliftonville, Northampton

oriordanbond
SALES & LETTINGS



The Avenue

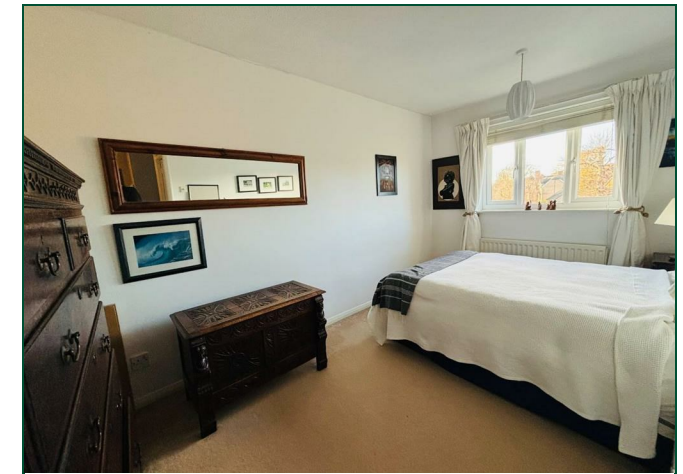
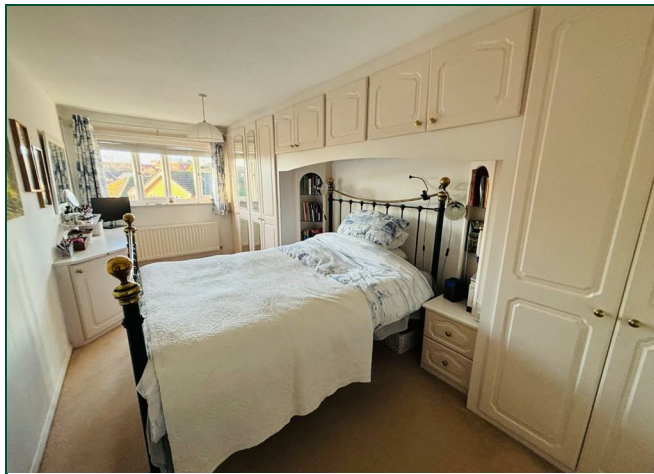
Cliftonville
NN1 5BT

Guide Price
£480,000

O'Riordan Bond is delighted to offer for sale this very well presented and substantially extended modern four bedroom detached home on a stunning elevated plot. Located within the leafy suburb of Cliftonville, this property is situated in a central location, close to Northampton town centre.

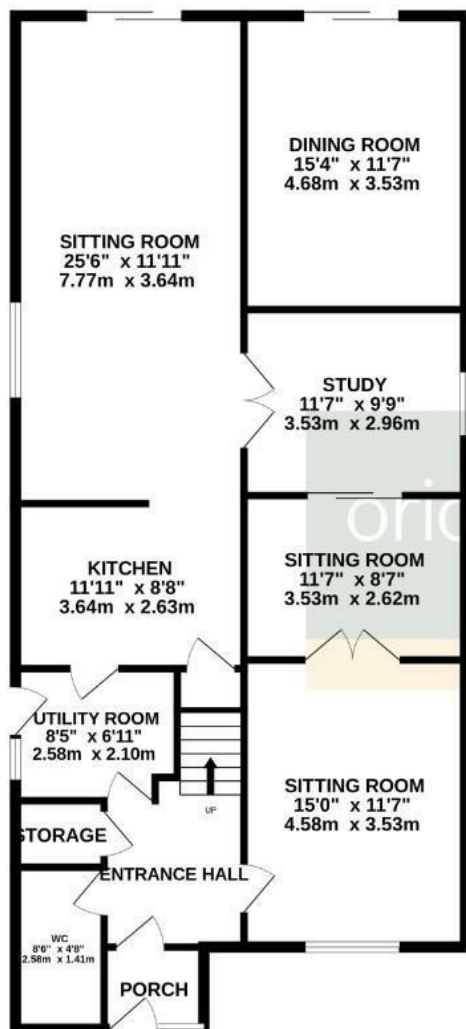
This impressive home has been much extended on the ground floor and comprises entrance porch, entrance hall, cloakroom/WC, cloaks cupboard, sitting room with open fireplace, music room/snug, study, formal dining room, re-fitted kitchen with a separate utility room and a vast open plan living space with contemporary coal effect gas fire. To the first floor are four good size bedrooms with en-suite shower room to the master bedroom and a further family bathroom. The property sits on a very established plot with open plan front lawn and a good size enclosed rear garden. There is a driveway to the side of the property providing off road parking for approximately four vehicles giving access to an oversized single garage/workshop which has power and light connected. The property also benefits from uPVC double glazing and gas radiator heating fired by a modern combination boiler fitted in 2022. (B/1835/M)

- Extended four bedroom detached home
- En-suite to master bedroom
- Five reception rooms
- Re-fitted kitchen with utility room
- Good size enclosed rear garden
- Ample off road parking and oversized garage

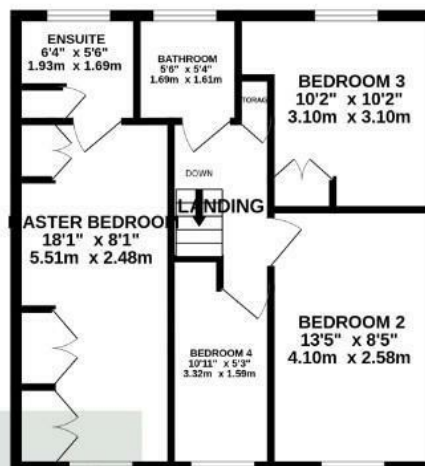




GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



Additional information

- Council Tax Band: D
- 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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TOTAL FLOOR AREA : 1835 sq.ft. (170.5 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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