



**4 Crabb Tree Drive**  
Off Billing Lane, Northampton

**oriordanbond**  
SALES & LETTINGS



## 4 Crabb Tree Drive

Off Billing Lane

NN3 5DR

£325,000

An immaculately presented three bedroom detached bungalow situated in a quiet private location, providing spacious living accommodation throughout including a converted garage and off road parking.

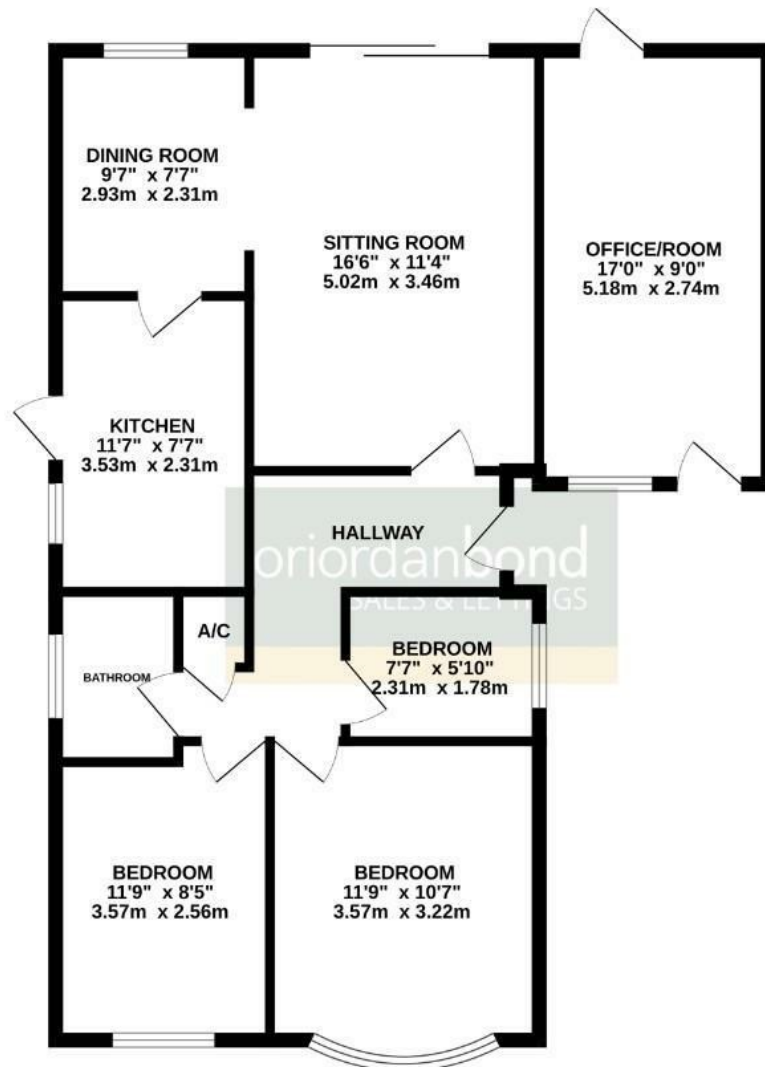
Accommodation comprises entrance hall, sitting room open to dining room, modern fitted kitchen, three good size bedrooms and a shower room. Additionally the garage has been converted to provide a office/room. Externally is a low maintenance rear garden with decking and paved patio areas and side access. To the front is a block paved driveway providing off road parking for several vehicles. Further benefits include Wilton carpets, uPVC double glazing with replaced window panes, newly fitted fascia and soffits and gas central heating. (B/886/M)

- Immaculate three bedroom detached bungalow
- Two reception rooms
- Modern fitted kitchen and shower room
- Gas radiator heating
- Enclosed low maintenance rear garden
- Ample off road parking





GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 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: 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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