



# Pine Ridge

Southfields, Northampton

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SALES & LETTINGS





## Pine Ridge

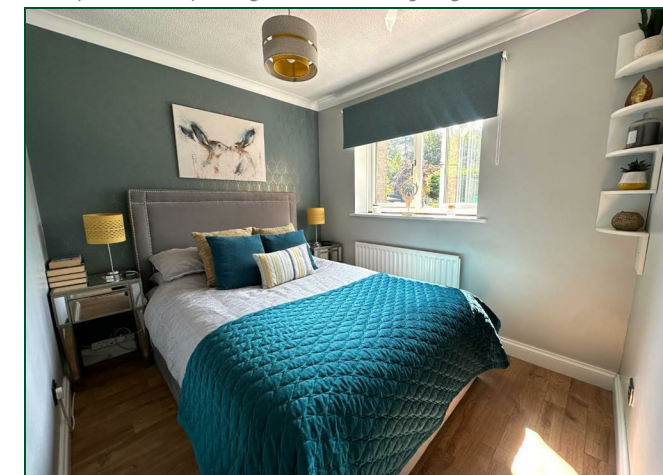
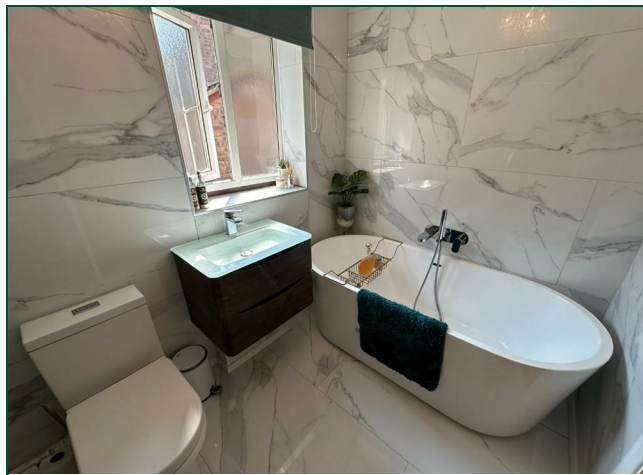
Southfields  
NN3 5LL

Price  
£395,000

An immaculately presented and extended four bedroom detached family home, quietly tucked away on a corner plot, offered to the market in show home condition with multiple reception rooms and ample off road parking.

The ground floor accommodation comprises entrance porch, entrance hall with Karndean flooring and fitted storage, a snug, stunning sitting room with feature fireplace, refurbished shower room with large walk-in shower and Velux skylight window, kitchen/dining room with large central island and integrated appliances. Additionally, there is a breakfast room/bar, utility room and stunning P-shaped conservatory currently used as a dining room overlooking the garden with bi-folding doors. To the first floor is four fantastic size bedrooms all decorated to an extremely high standard with mirrored fitted wardrobes to the master. Additionally, there is a newly refurbished bathroom with free standing bath. Externally there is a fully landscaped, private southerly facing rear garden with Indian Sandstone paved patio and a further raised decking area with fitted bar, ideal for entertaining. To the front of the property is side access to the rear, off road parking for several vehicles and access to a single garage which has been converted to a home office and store room. Further benefits include uPVC double glazing, gas radiator heating and solid oak internal doors. (A/1412/M)

- Immaculate and extended four bedroom detached home
- Three reception rooms
- Refurbished shower room and family bathroom
- P-shaped conservatory
- Landscaped south facing garden
- Ample off road parking and converted garage





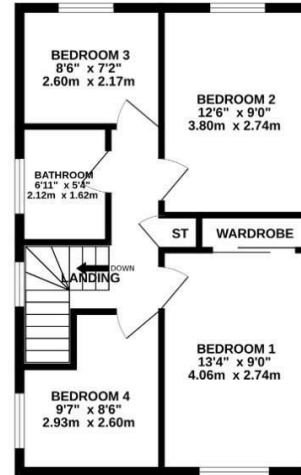
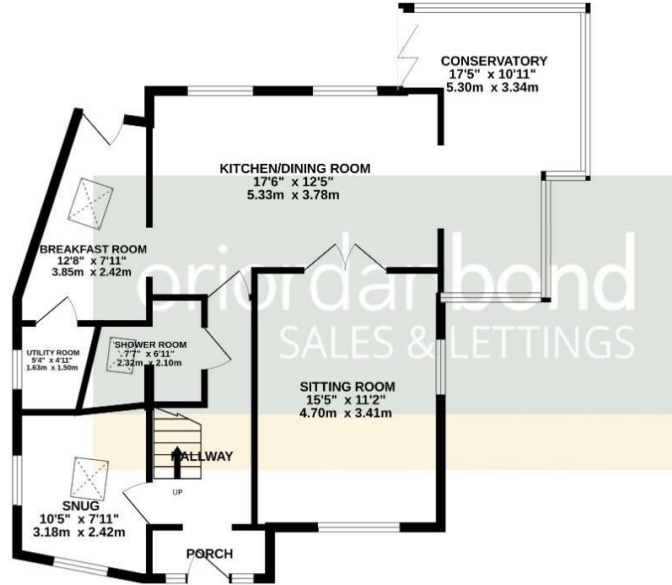
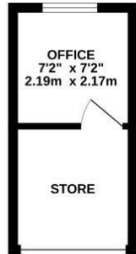




CONVERTED GARAGE

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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. Made with Metropix ©2024



### 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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