



# Berrydale

Berrydale, Northampton

oriordanbond  
SALES & LETTINGS





## Berrydale

Berrydale  
NN3 5EQ

Guide Price  
£415,000

O'Riordan Bond is delighted to offer for sale this beautifully presented four bedroom detached family home with detached double garage, situated in a quiet cul-de-sac, in this sought after area. The property provides good access to many local schools, Weston Favell Shopping Centre, Riverside Retail Park as well as good transport links to Wellingborough and Northampton town centre.

Accommodation comprises entrance hall, cloakroom/WC, 19ft dual aspect sitting room with Multi Fuel Stove, dining room, refitted kitchen/breakfast room with integrated appliances, four good size bedrooms with master ensuite and a fitted three-piece family bathroom suite. Outside, to the side and rear are landscaped wrap around gardens that benefit from not being overlooked and low maintenance frontage with double width driveway providing off road parking leading to a double garage. Further benefits include newly installed double glazed windows and doors, solid oak flooring to the hall and dining room and gas radiator heating. (A/1174/M)

- Beautifully presented four bedroom detached home
- En-suite to master bedroom
- Two reception rooms
- Re-fitted kitchen/breakfast room
- Landscaped wrap around gardens
- Driveway and double garage

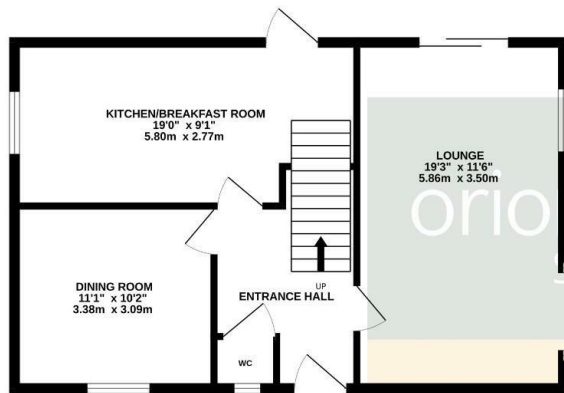




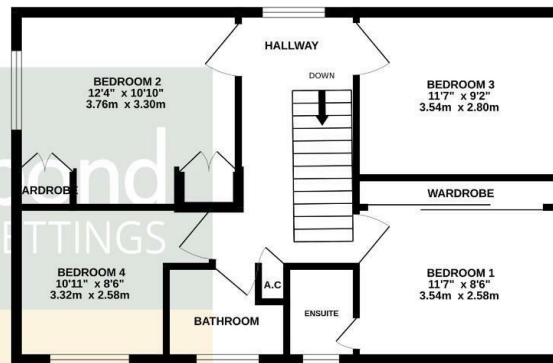




GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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: 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.

**O'Riordan Bond Weston Favell Sales**  
**01604 784007**

[westonfavell@oriordanbond.co.uk](mailto:westonfavell@oriordanbond.co.uk)

