



# East Butterfield Court

Goldenash, Northampton

oriordanbond  
SALES & LETTINGS





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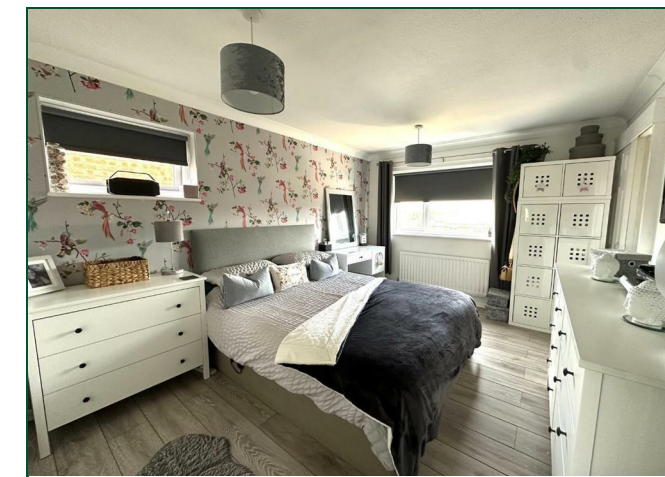
Goldenash  
NN3 8JG

Offers Over  
£400,000

**An outstanding large four bedroom detached family home, offering fantastic size rooms, in immaculate condition throughout. The property is situated in the popular location of Goldenash within walking distance to local shops, parks and schools.**

The accommodation comprises entrance hall, utility/shower room, cloakroom/WC, modern fitted kitchen and open plan with dual aspect lounge/dining room. The first floor offers four larger than average double bedrooms, three with fitted wardrobes, master with en-suite shower room and a modern four-piece family bathroom. Outside are fully landscaped front and rear gardens and a double width driveway providing off road parking leading to the double garage. This home must be seen to be appreciated and also benefits from gas radiator heating and uPVC double glazing. (A/1655/L)

- Outstanding spacious four bedroom detached home
- En-suite to master bedroom
- Kitchen open plan with dual aspect lounge/dining room
- Gas radiator heating
- Landscaped gardens
- Driveway and double garage



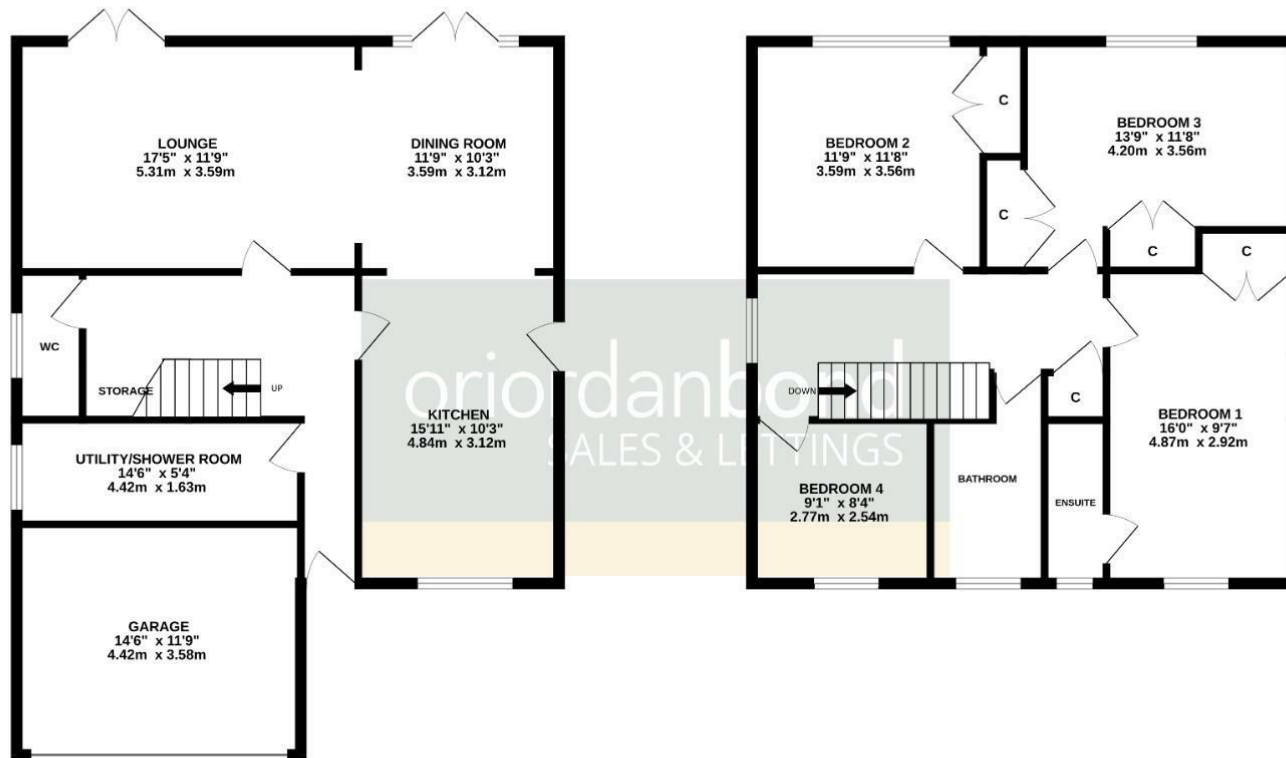






GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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: C

#### 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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