



# Wildacre Drive

Little Billing, Northampton

oriordanbond  
SALES & LETTINGS





## Wildacre Drive

Little Billing  
NN3 9GB

Guide Price  
£350,000

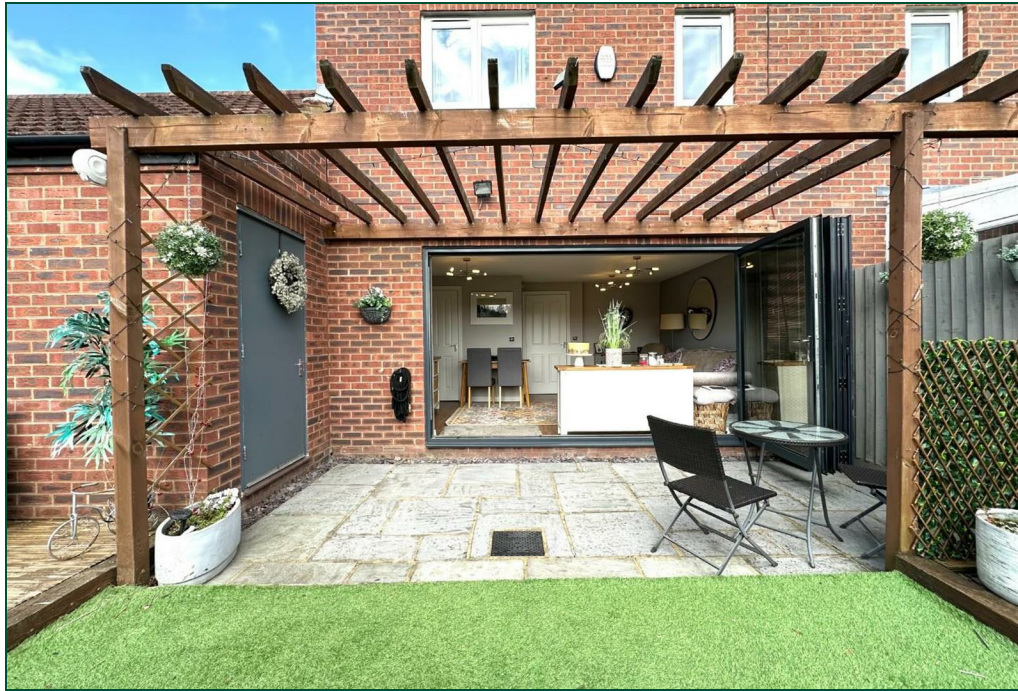
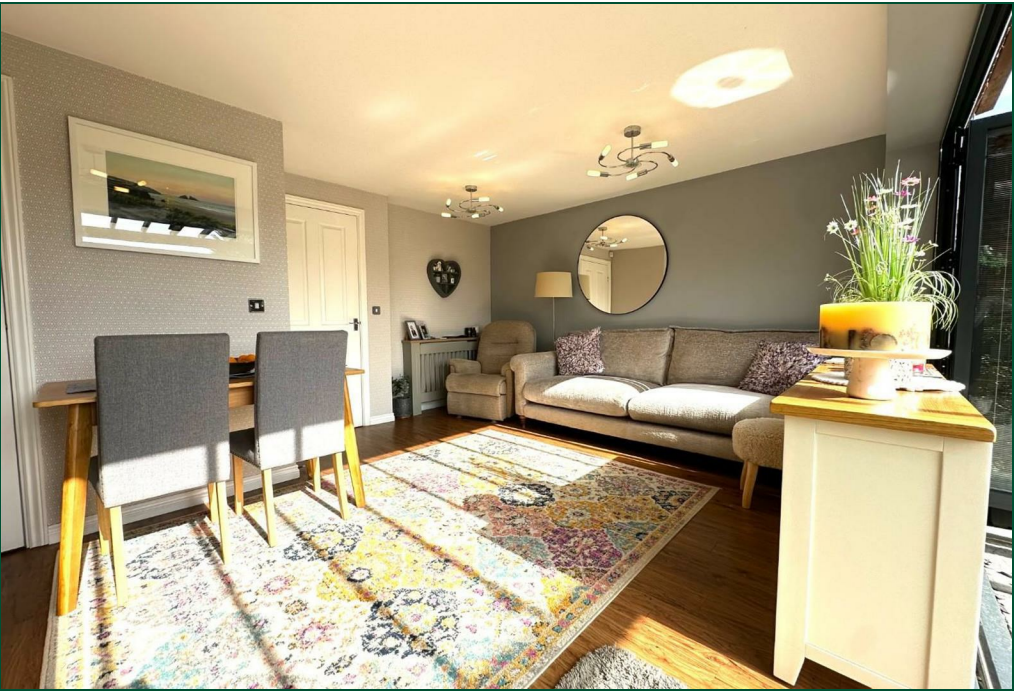
**An immaculate four double bedroom town house, located in the sought after Wildacre Drive development, within close walking distance to local shops and schooling.**

Accommodation over three floors comprises spacious entrance hall, cloakroom/WC, modern fitted kitchen with integrated appliances and a sitting/dining room with upgraded bi-folding doors opening out to the fully landscaped private rear garden. The property also offers four double bedrooms, family three-piece bathroom and en-suite to master bedroom. Externally there is a southerly facing landscaped rear garden with raised decking, artificial lawn and access to the garage. To the front is off road parking and a single garage. Further benefits include uPVC double glazing and gas radiator heating. (A/1251/S)

- Immaculate four double bedroom town house
- En-suite to master bedroom
- Sitting/dining room with bi-folding doors
- Kitchen with integrated appliances
- South facing landscaped rear garden
- Off road parking and garage

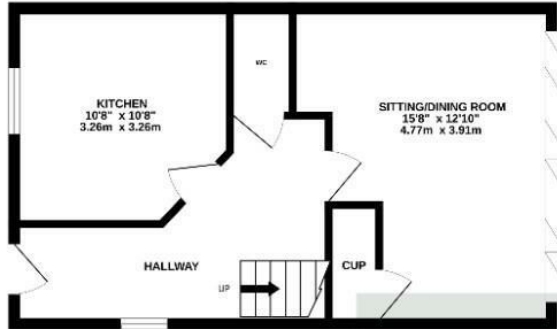




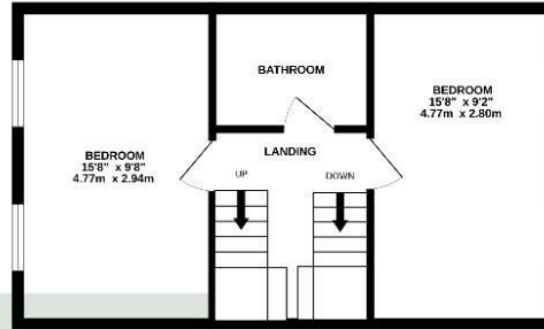




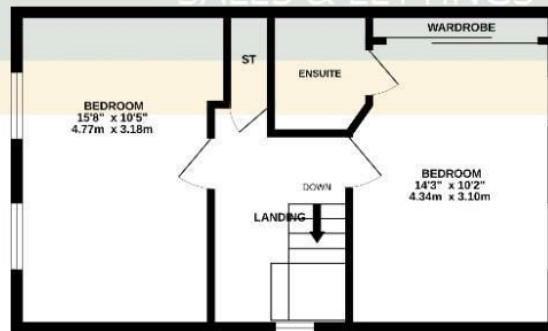
GROUND FLOOR



1ST FLOOR

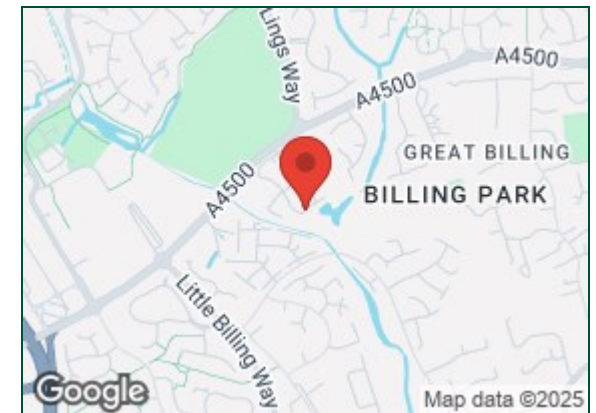


2ND FLOOR



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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.  
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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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