



**Vicarage Farm Drive**

Blackthorn, Northampton

**oriordanbond**  
SALES & LETTINGS





## Vicarage Farm Drive

Blackthorn

NN3 8BT

GUIDE PRICE £337,500

An immaculately presented three bedroom detached home, located in the popular NN3 area of Northampton, close to local amenities, shops and schools.

The accommodation comprises entrance hall, cloakroom/WC, good size sitting room and a contemporary kitchen/dining room with integrated appliances, French doors to the rear garden and skylight windows providing natural light. To the first floor are two double bedrooms, a further single bedroom and a four-piece family bathroom suite. Outside is an enclosed rear garden laid mainly to lawn with covered patio seating area and gated side access. The front is landscaped and low maintenance with driveway to side providing off road parking. Further benefits include high performance glazing and gas radiator heating. (A/863/M)

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

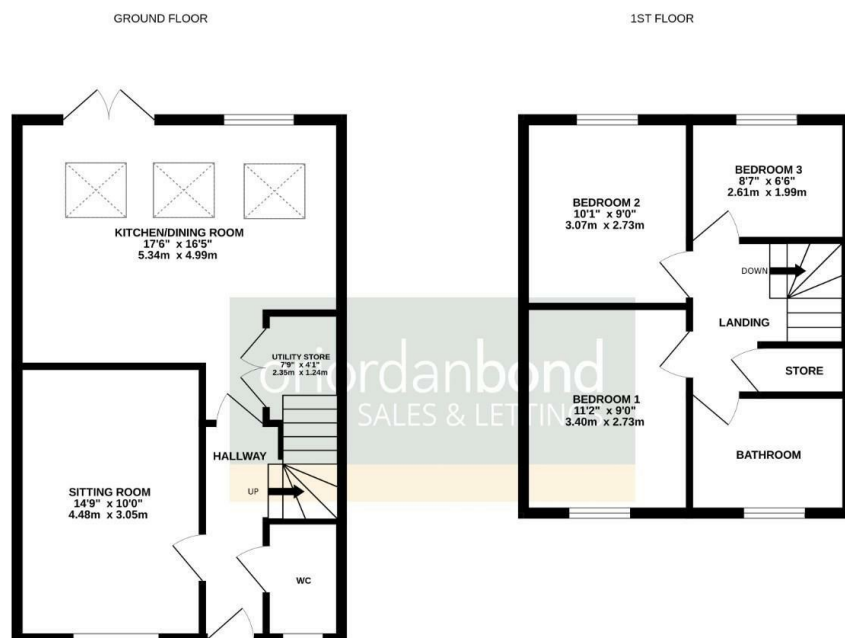
### Disclaimer

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

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TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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