

Ramfield Crescent

Collingtree Park, Northampton

oriordanbond
SALES & LETTINGS



Ramfield Crescent

Collingtree Park
NN4 0AH

Guide Price
£400,000

Offered to the market with no onward chain is this well presented three bedroom detached family home, built by Messrs Bovis Homes to their 'Spruce' design, offering accommodation approaching 1,100 square feet and views over the 1st fairway of Collingtree Golf Club.

The accommodation comprises spacious entrance hall with stairs to the first floor, a cloaks cupboard/WC, 18' light and airy sitting room with dual aspect windows to include a bay and a wonderful kitchen/dining room with integrated appliances, space for a dining table, dual aspect windows, patio doors to the garden and a separate utility room. To the first floor is a large landing with access to the loft space, an airing cupboard, doors leading to three ample bedrooms with fitted wardrobes to bedroom two, a dressing area and en-suite to the main bedroom and a separate family bathroom. Outside, the property sits on a landscaped corner plot with views over the golf course and a block paved driveway for two to three cars leading to a good size garage with up and over door, personal side door, power/lighting and an EV charging point. To the rear is a private south facing garden which has been landscaped with a paved patio leading to a lawn with planted plants/shrubs and enclosed by brick walling with gated access to the driveway. Further benefits include uPVC double glazing, gas radiator heating, LVT flooring throughout and fitted blinds. (A/1069/M)

AGENTS NOTE - A service charge applies on the estate, charges in 2026 are approx. £128.00 every six months.

- Three bedroom detached family home
- Dressing area and en-suite to master bedroom
- Kitchen/dining room with integrated appliances
- Gas radiator heating
- Landscaped corner plot with south facing garden
- Driveway with garage and EV charging point









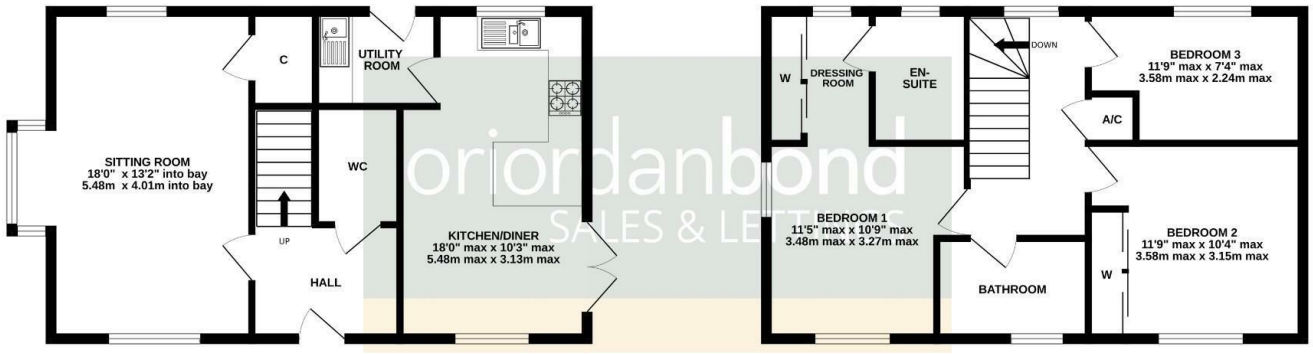






GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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: 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 Hunsbury Sales
01604 706007
hunsbury@oriordanbond.co.uk

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