Underborough Way

Harpole, Northamptonshire

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SALES & LETTINGS

Underborough Way

Harpole
NN7 4GW

Guide Price
£400,000

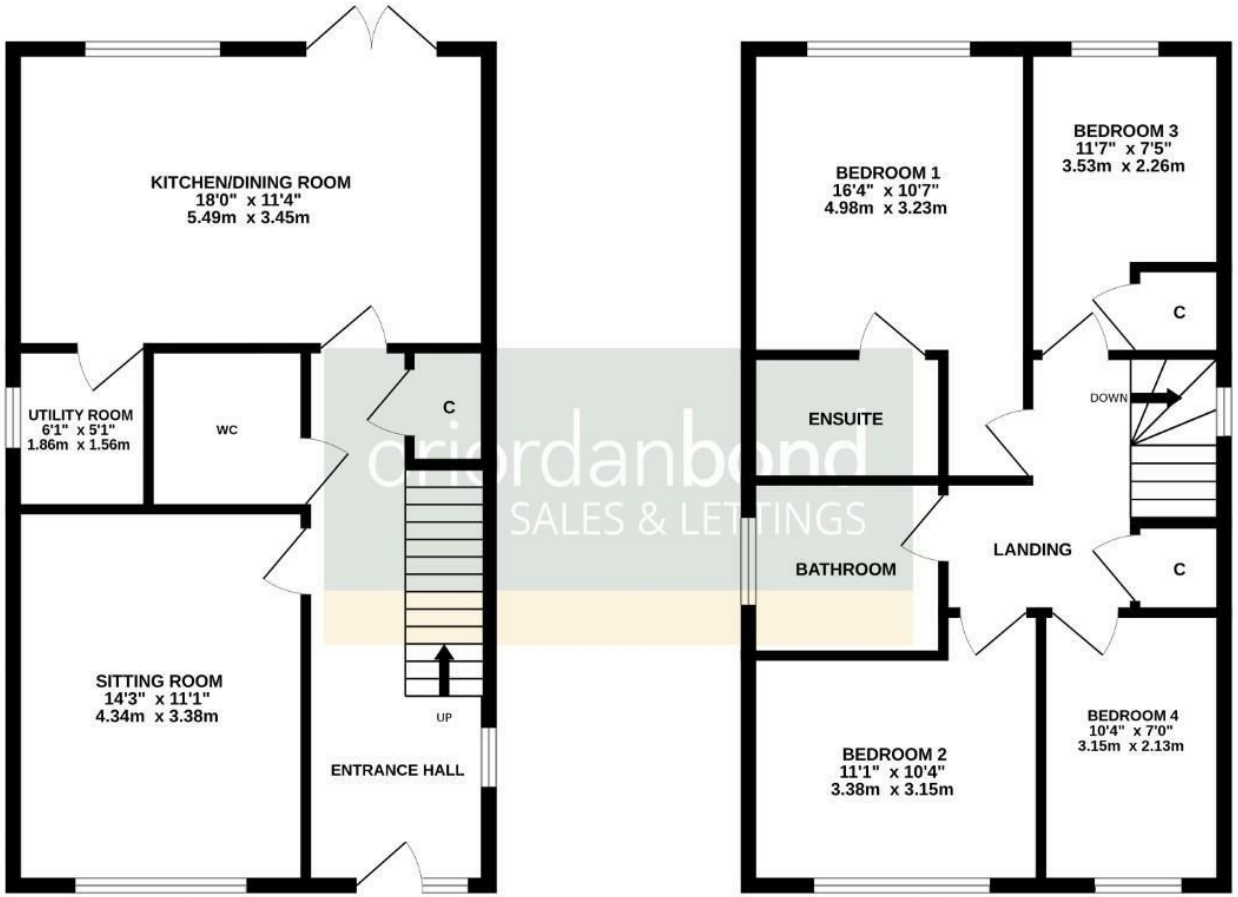
Built by Messrs Bovis Homes in 2022 and forming part of the popular Western Gate development, located just outside the sought after village of Harpole, is this immaculately presented four bedroom detached family home. The property enjoys an enviable position towards the outskirts of the development with attractive open views across fields opposite, whilst remaining well connected for access to Northampton town centre, Sixfields Retail Park, the M1 and A45.

The accommodation comprises a spacious entrance hall, bright and well proportioned sitting room, modern kitchen/dining room, separate utility room and cloakroom/WC. To the first floor are two double bedrooms, with bedroom one benefitting from a modern en-suite shower room, two further well proportioned single bedrooms and a family bathroom. Outside, the low maintenance rear garden enjoys an easterly facing aspect and is mainly laid to lawn with paved patio seating area providing an ideal space for outdoor entertaining. A side door provides direct access into the garage. To the front is off road parking for three vehicles with two spaces provided via the driveway and a further parking space positioned directly in front of the property. Further benefits include the remainder of the NHBC new home warranty, uPVC double glazing and gas radiator heating. (A/1192/M)

- Well presented four bedroom detached
- Remainder of NHBC insurance
- En-suite to master bedroom
- Gas radiator heating
- Enclosed rear garden
- Off road parking

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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.

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