



Pitbank Drive

Collingtree Park, Northampton

oriordanbond
SALES & LETTINGS



Pitbank Drive

Collingtree Park
NN4 0AQ

Guide Price
£450,000

An immaculately presented four double bedroom detached family home, nestled at the end of a private driveway, within the desirable area of Collingtree Park. This property offers generous accommodation of 1,350 square feet over two floors.

Spacious entrance hall with stairs to the first floor and storage under, a WC/utility room, study/playroom, sitting room with dual aspect windows and a fabulous kitchen/dining room spanning the entire rear of the property benefitting from fully integrated appliances, a breakfast bar, space for a dining table and bi-folding doors to the rear garden. To the first floor is access to the loft space, an airing cupboard, doors to four ample double bedrooms with en-suite and fitted wardrobes to the main bedroom and a separate family bathroom. Outside is a lawned front garden and driveway for four cars leading to a detached garage. The rear garden is landscaped and offers a paved patio seating area leading to a lawn with timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/1352/S)

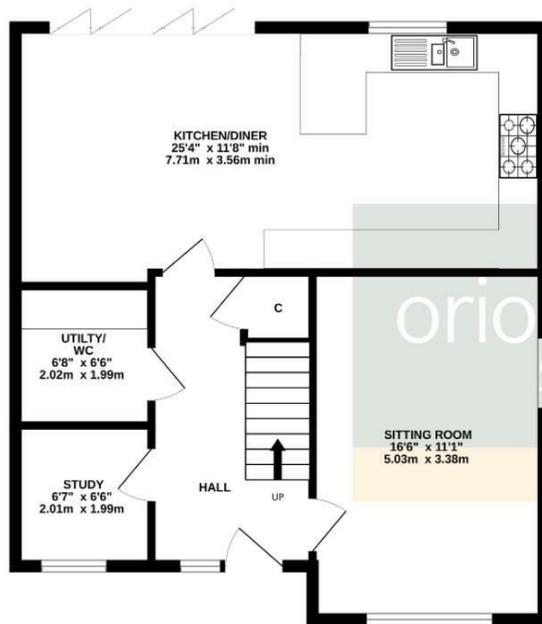
AGENTS NOTE - A service charge applies on the estate of £74.93 every six months.

- Immaculate four bedroom detached home
- En-suite and fitted wardrobes to master bedroom
- Two reception rooms
- Kitchen/dining room with integrated appliances
- Landscaped rear garden
- Ample off road parking and detached garage

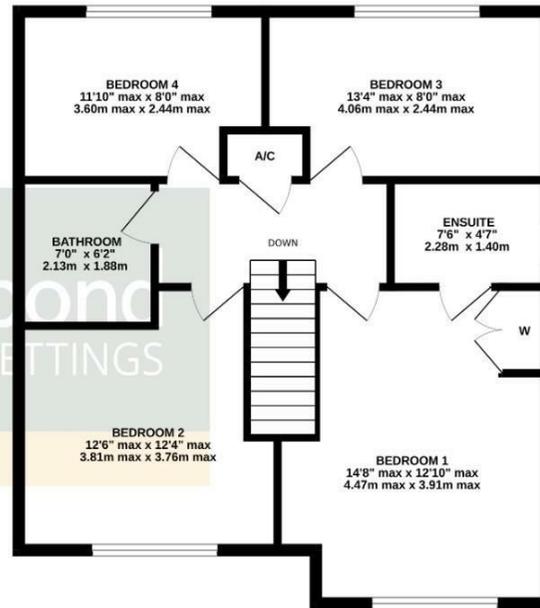




GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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