



# Watermill Way

Collingtree Park, Northampton

oriordanbond  
SALES & LETTINGS



## Watermill Way

Collingtree Park  
NN4 0BF

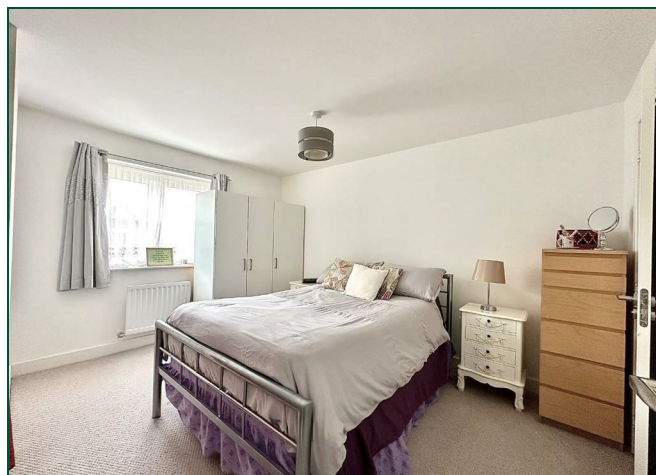
Guide Price  
£385,000

Constructed in 2022 by Messrs Linden Homes to their 'Birkdale' design is this immaculately presented four bedroom detached family home situated in the new and highly desirable Collingtree Park development.

This property offers generous accommodation of over 1,100 square feet comprising a spacious entrance hall with cloaks/storage cupboard, cloakroom/WC, stairs leading to the first floor, a cosy sitting room, a fabulous 19' kitchen/dining room with integrated appliances and patio doors to the garden and a separate utility room. To the first floor is access to the loft space, an airing cupboard, doors leading to four ample bedrooms, an en-suite shower room to the main bedroom, and a separate family bathroom with shower over the bath. Outside, the property offers a landscaped front garden with pathway to the house and a driveway for two cars to the side leading to a detached single garage. The rear garden is south/easterly facing and landscaped with a paved patio, lawn and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. (A/1126/S)

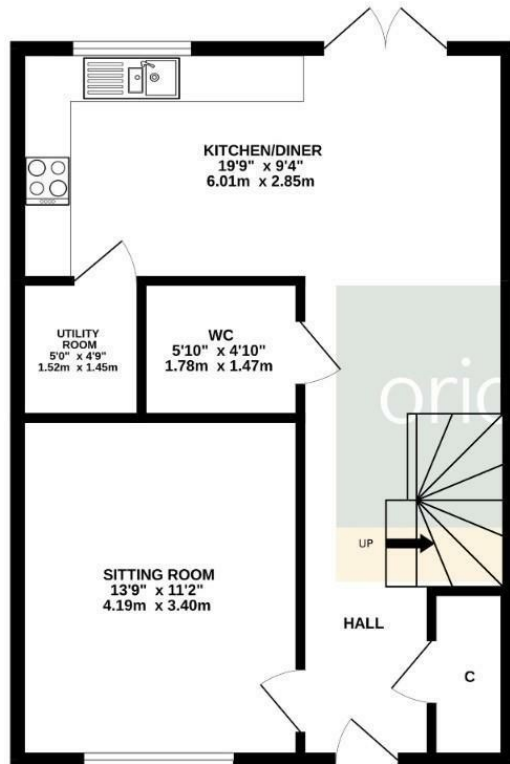
AGENTS NOTE - Service Charge applies on the estate, please ask the agent for details.

- Immaculate four bedroom detached home
- En-suite to master bedroom
- 19' kitchen/dining room with integrated appliances
- Gas radiator heating
- South/easterly facing landscaped rear garden
- Driveway and detached garage

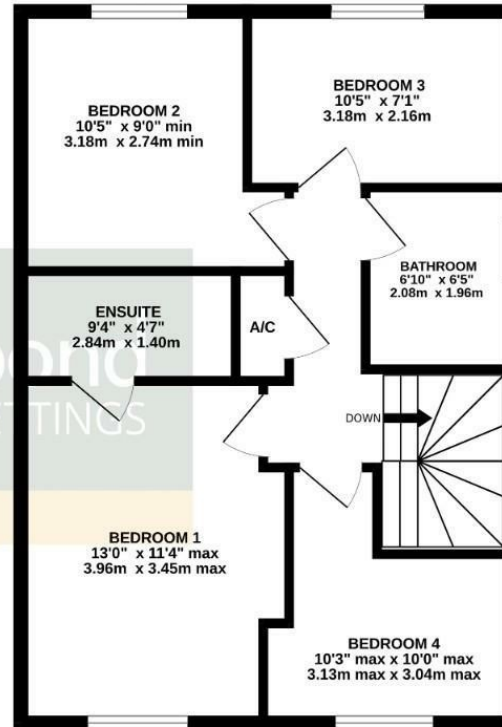




GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

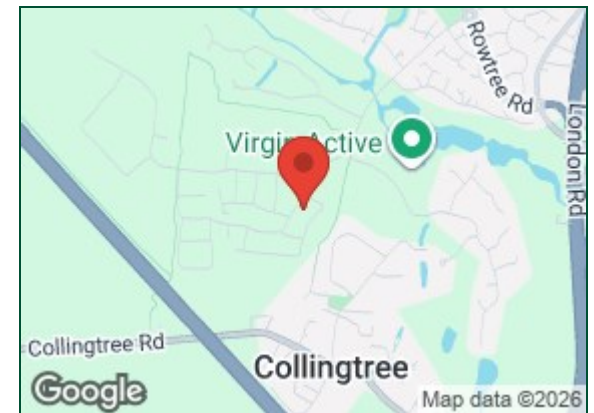


1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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.  
Made with Metropix ©2026



### 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

