



Floribunda Drive  
Roselands, Northampton

oriordanbond



## Floribunda Drive

Roselands

Northampton NN4 8RZ

PRICE £275,000

A well presented four bedroom detached home occupying an enviable corner plot position.

The extended accommodation over two floors comprises entrance hall with stairs to the first floor, a cloakroom/WC and doors to other rooms. There is a generous sitting room with French doors to the dining room, kitchen/breakfast room and separate utility room. To the first floor is access to the loft space, four bedrooms and a bathroom. Outside, to the front of the property is a wonderful corner plot with driveway for several cars leading to a single garage. The rear garden is relatively private and mainly laid to lawn with planted borders and timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating. Internal viewing is highly recommended. (B/1074/L)

### Additional Information

- Northampton Town Centre: 2.5 Miles
- Northampton Train Station: 2.2 Miles
- Council Tax Band: D
- Energy Efficiency Rating: D (56 / 84)

### Viewing

Viewing strictly by appointment – details below

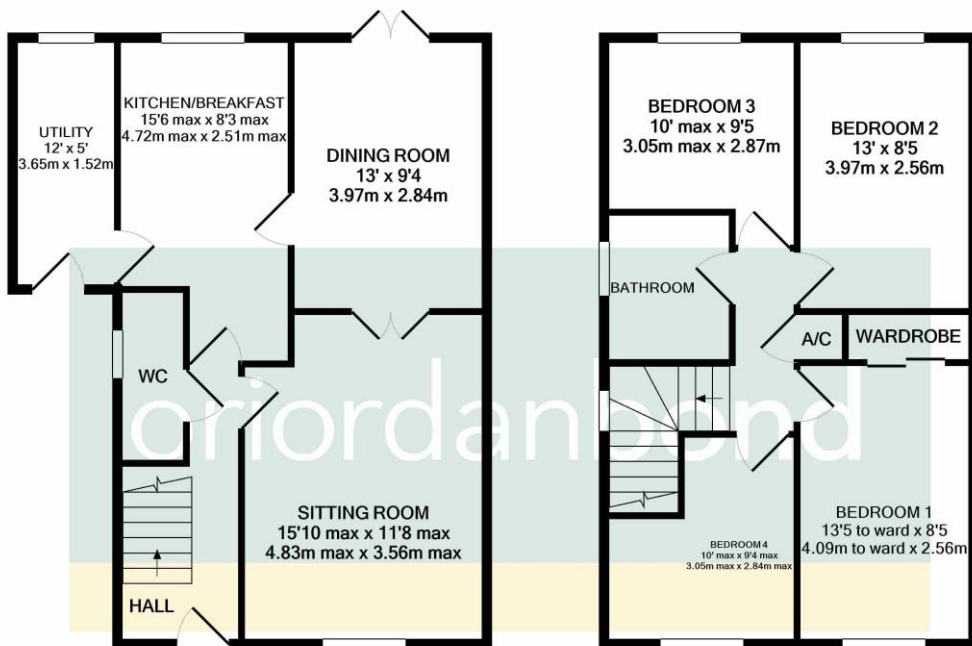
### Disclaimer

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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GROUND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 507 SQ.FT.  
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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