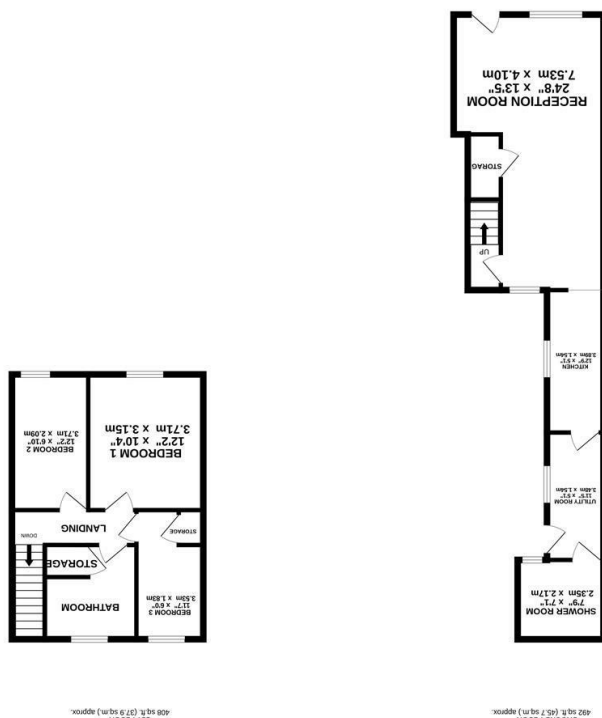


Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NN14 4JH
NORTHAMPTONSHIRE

rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

12B HORSEMARKET
KETERING
NORTHAMPTONSHIRE
NN16 0DQ



1 Sunnyside, Woodford, NN14 4HX
Offers over £230,000

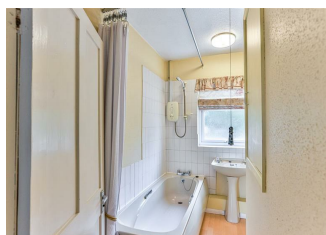
CHRIS  GEORGE
THE ESTATE AGENT



Nestled away within a residential cul-de-sac is this charming three-bedroom cottage that is situated within the sought-after village of Woodford. The property offers a spacious reception room, kitchen, utility room, ground floor shower room, three bedrooms, and a three-piece bathroom. Externally you will find a low-maintenance courtyard to the rear, with a brick-built storage shed that benefits from power and light, and off-road parking for one vehicle opposite the property. Woodford village benefits from a local shop, a primary school and nursery, and The Duke Arms public house.

Upon entry you are welcomed into the large reception room, where there is plenty of space for both living and dining furniture along with dual-aspect windows and access to the staircase rising to the first floor landing. The kitchen is located to the rear of the reception room and provides room for appliances along with both eye- and base-level units. Further appliances can be stored within the utility room adjoining. The ground floor shower room is fitted with a three-piece suite including a shower cubicle, low-level WC, and wash hand basin. Completing the ground floor is the courtyard that offers concrete patio and a brick-built storage shed. Ascending to the first-floor landing, you are able to access all three bedrooms and the bathroom. The bathroom comprises a three-piece suite including a bathtub, low-level WC, and wash hand basin.

EPC RATING - TBC
COUNCIL TAX BAND - A



Reception Room
24'8" x 13'5" (7.53 x 4.10)

Kitchen
12'9" x 5'0" (3.89 x 1.54)

Utility Room
11'5" x 5'0" (3.48 x 1.54)

Shower Room
7'8" x 7'1" (2.35 x 2.17)

Bedroom One
12'2" x 10'4" (3.71 x 3.15)

Bedroom Two
12'2" x 6'10" (3.71 x 2.09)

Bedroom Three
11'6" x 6'0" (3.53 x 1.83)