



**Sharman
Quinney**
Autograph

Sulehay Road, Yarwell
£575,000



Property Description

This delightful property has been fully renovated top to bottom, inside and out to a high standard. Blending the wonderful character and looks of an older property yet having the advantage of an EPC rating of nearly a brand-new house. VIEWINGS STRICTLY BY APPOINTMENT ONLY!!

The property has been fully renovated throughout by a well-known and trusted builder from Oundle, boasting a new slate roof and sound deadening, electrics, boiler, and bespoke woodwork. No expense has been spared.

The property comprises kitchen with 'hide and slide' oven and LVT flooring downstairs, lounge with a fully working & refurbished inglenook with wood burner.





Property Description

Entrance Hall (11' 8" x 7' 1") 3.60m x 2.15m

Utility Room (8' 7" x 8' 1") 2.66m x 2.46m

Lounge (13' 9" including inglenook x 13' 6") 4.25m x 4.16m

Kitchen/Breakfast room (19' 7" including stairs x 13' 8") 6.00m x 4.22m

Second Reception Room/Fourth Bedroom (16' 7" x 13' 1") 5.10m x 4.00m

Bedroom One (14' 10" including en-suite x 14' 6" including wardrobe) 4.30m x 4.44m

Bedroom Two (17' 10" max including hallway x 15' 7") 5.21m x 4.78m

Bedroom Three (10' 8" x 10' 7") 3.30m x 3.26m

4 Piece Family Bathroom (9'11" x 8'06") 2.77m x 2.45m

NO ONWARD CHAIN

- Village Location
- Fully renovated throughout
- Bespoke brand new wooden framed kitchen & granite work tops
- Second reception room/fourth bedroom with shower room
- Off road parking for at least 2 cars
- South Facing Garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Bedrooms: 3

Water Supply: Mains

Bathroom: 3

Sewerage: Mains

Council Tax: C

Heating: Oil

Energy Rating: C

Broadband:

Parking: Driveway

Accessibility:

Garden: Front & Rear

Flood Risk: No

Electricity supply: Mains

Restrictions: None

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Sharman Quinney Holdings Limited is registered in England and Wales under company Number 4174227 Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT registration number is 500 2481 05

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