

**Mike  
Neville**  
**ESTATE AGENTS**



**27 Duchy Close, Chelveston, Northamptonshire, NN9 6AW**

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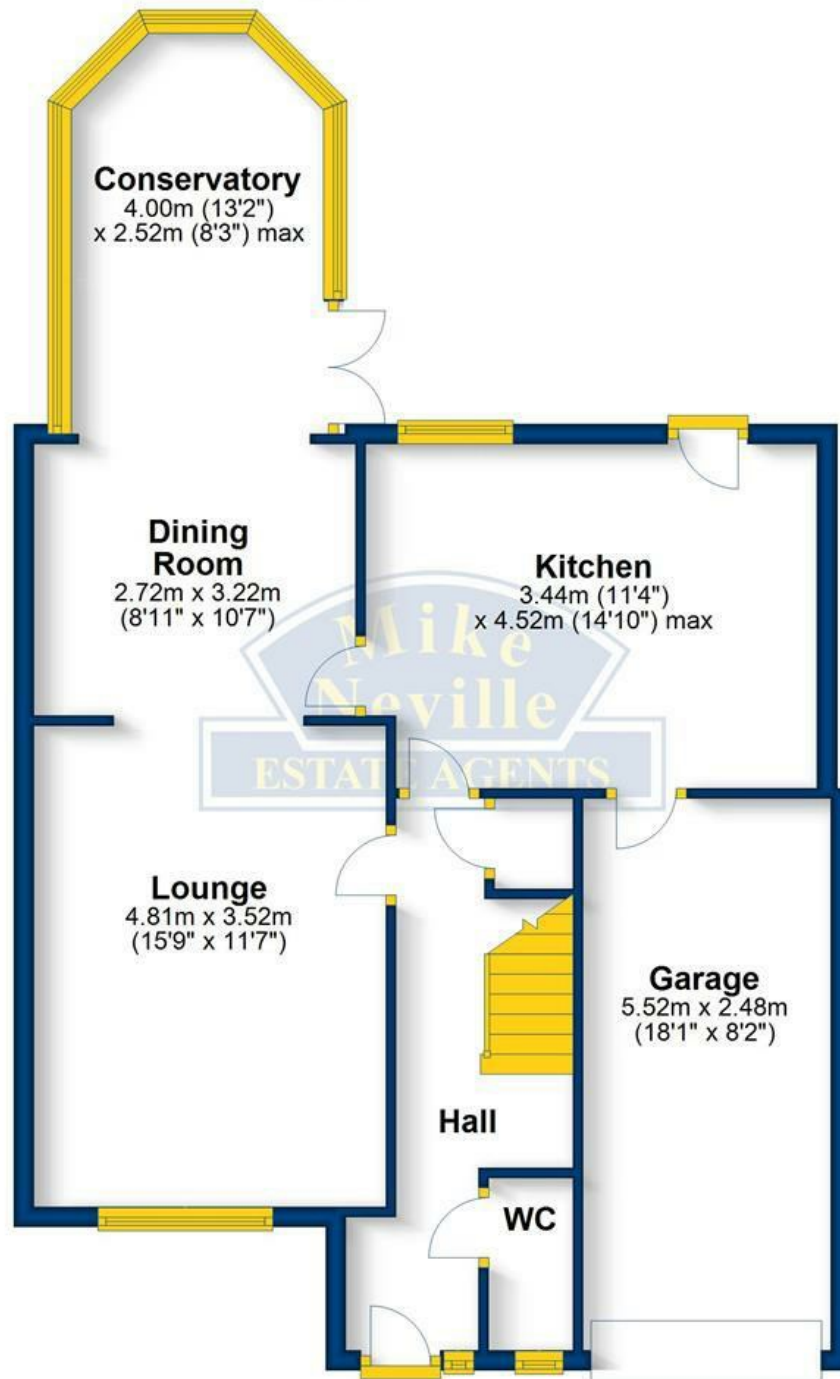
**£385,000 Freehold**

*Situated in a quiet, cul-de-sac location, is this delightful, extended, detached family home. Internally, the property benefits from three reception rooms, very modern kitchen/breakfast room, ground floor cloakroom/WC, three bedrooms and family bath/shower room. Externally, you will find a good size, private rear garden, garage and off road parking. Sought after village location. An immediate viewing is advised.*

- **Sought after Village Location.**
  - **Three Bedrooms**
- **Modern Family Bathroom With Separate Shower**
  - **Conservatory Addition**
- **Garage & Off Road Parking**
- **Extended Detached Family Home**
  - **Newly Fitted Kitchen / Breakfast Room in 2023**
  - **Ground Floor Cloakroom / WC**
  - **Good Size, Private Rear Garden**
  - **Energy Efficiency Rating - D64**

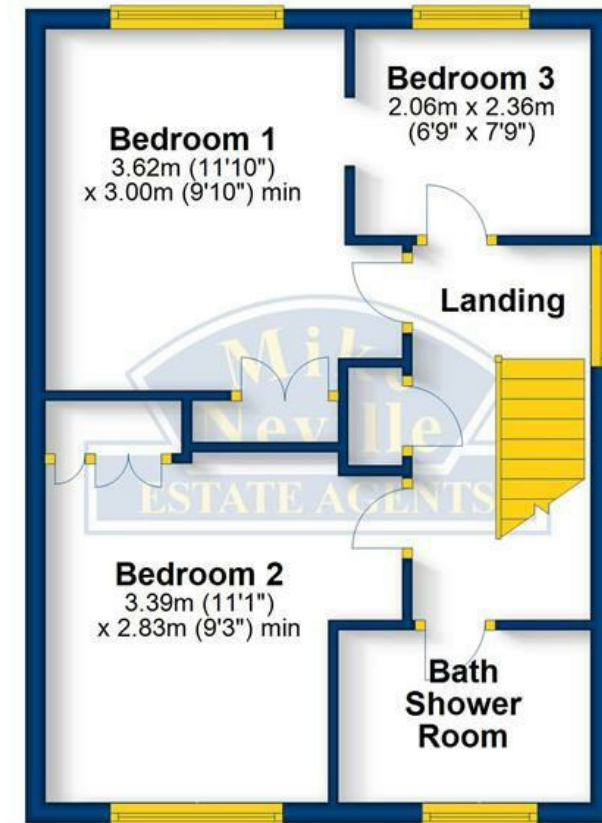
## Ground Floor

Main area: approx. 62.6 sq. metres (673.3 sq. feet)  
Plus garage, approx. 13.7 sq. metres (147.2 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Main area: Approx. 104.8 sq. metres (1127.6 sq. feet)

Plus garage, approx. 13.7 sq. metres (147.2 sq. feet)

## Location

Duchy Close can be found off Water Lane, which in turn can be found off High Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - D64

Certificate number - 0188-3008-2203-9669-0204

## Accommodation

### Ground Floor

#### Hall

Useful cupboard.

#### Ground Floor Cloakroom / WC

#### Lounge 15'9" x 11'7" (4.81m x 3.52m)

#### Dining Room 8'11" x 10'7" (2.72m x 3.22m)

#### Conservatory 13'1" x 8'3" (4.00m x 2.52m)

Maximum measurement. Power and light connected.

#### Kitchen / Breakfast Room 11'3" x 14'10" (3.44m x 4.52m)

Maximum measurement. New / re-fitted in 2023. Electric oven. Gas hob. Extractor. Fridge. Wall mounted gas fired Worcester Boiler, installed 2018/19. Serviced June 2023.

### First Floor

#### Landing

Access to insulated loft space via loft ladder. Airing cupboard housing hot water cylinder.

#### Bedroom 1 11'11" x 9'10" (3.62m x 3.00m)

Minimum measurement, plus built in wardrobes, plus door recess.

#### Bedroom 2 11'1" x 9'3" (3.39m x 2.83m)

Minimum measurement, plus built in wardrobes, plus door recess.

#### Bedroom 3 6'9" x 7'9" (2.06m x 2.36m)

Currently used as a dressing room, off bedroom 1.

#### Bath / Shower Room / WC

### Outside

### Front

Front garden and driveway approach. Side gated access.

#### Garage 18'1" x 8'2" (5.52m x 2.48m)

Maximum measurement. Up and over door to front. Roof storage. Power and light connected. Plumbing for washing machine.

### Rear Garden

Fully enclosed and providing privacy. Decking. Patios. Main lawn area. Pond. Shed.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

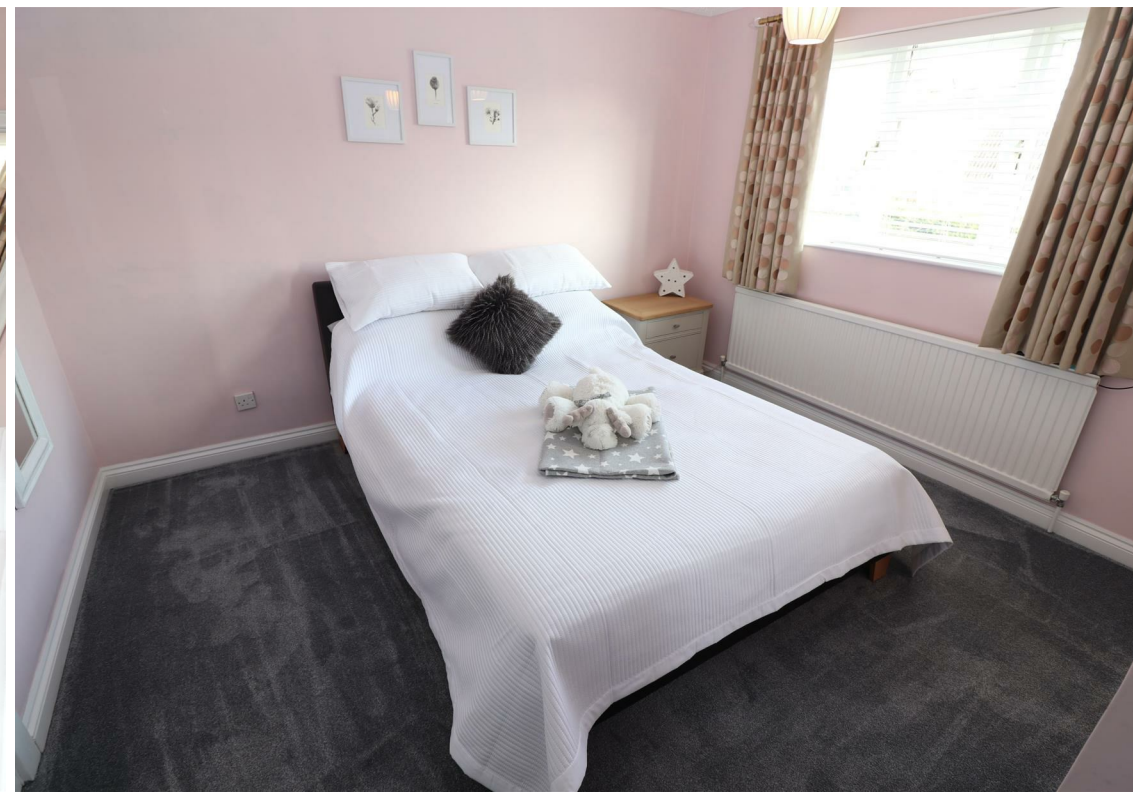
### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

















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