

4 Chelveston Road, Stanwick, Northamptonshire, NN9 6PU



£650,000 Freehold

Welcome to this charming detached house located just off the Chelveston Road in the delightful village of Stanwick. This unique property, first lived in in 2012, boasts a spacious 1,309 sqft of adaptable living space.

As you step inside, you are greeted by two very inviting reception rooms, offering ample space for entertaining guests or simply relaxing. The property features two ground floor bedrooms and a ground floor bathroom, with a master suite to the first floor, therefore providing versatility - it can accommodate being used just as a bungalow, all on one level, if so desired, with the first floor used for guests. The decision to downsize locally by our vendor clients presents a unique opportunity to purchase this 'never before listed for sale' property. Externally, the plot is a completely private and secluded one, with good off road parking, a useful outbuilding, and stunning landscaped gardens.

Located in a tranquil village setting, this house offers a perfect blend of comfort and style and an immediate viewing to avoid disappointment comes very highly recommended.



Location

Situated just off Chelveston Road, via a private shared lane, providing access to the property itself and 4 other properties. If unfamiliar with the area, satellite navigation is recommended. All viewings should be arranged strictly via ourselves, the sole selling agents, on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - C75

Certificate number - 9826-6054-3002-0705-0602

Additional Information

Independent thermostats to each room at Ground floor level, to control under floor heating.
Wall mounted radiators at first floor level.
Wall mounted natural gas fired Vaillant boiler in ground floor bath / shower room / WC.
Integrated dishwasher, freezer, fridge and washing machine in kitchen / breakfast room.
Granite worktops to all kitchen units.
Timber flooring to kitchen / breakfast room.
AGA, model GCM, 2 oven natural gas fired cooker in black with all electric module and AIMS programmer within kitchen / breakfast room.
Hunter Hawk 4, double sided, multi fuel fire, between sitting room and kitchen / breakfast room.
Feature PVC double glazed sash windows throughout.
Central heating and boiler serviced 2024.
Electrical wiring check 2024.
Property constructed during the period 2005 - 2012.
The private shared lane, providing access to the property is private (not adopted) with a total of 5 properties (including number 4) having rights of way over it. There is also gas and water services within the the lane.

Accommodation

Ground Floor

Hall

Cupboard housing the under floor heating manifold etc.

Kitchen / Breakfast Room

20'3" x 14'7" (6.17m x 4.45m)

Maximum measurement.

Vaulted ceiling.

Sitting Room

17'9" x 12'2" (5.41m x 3.72m)

Vaulted ceiling.

Bedroom 2

14'10" x 11'8" (4.51m x 3.55m)

Currently used as the main bedroom.

Bedroom 3

8'4" x 11'8" (2.54m x 3.55m)

Currently used as a study.

Bath / Shower Room / WC

Inner Hall

Stairs to first floor.

First Floor

Master Bedroom Suite

26'6" x 12'6" (8.08m x 3.80m)

Absolute maximum measurement, plus eves storage, plus cupboard.

En-Suite Washroom / WC

Outside

Front

Boundary hedgerows and double gates, ensuring privacy. Leading to driveway.

Driveway Parking / Frontage

For several vehicles. Side gated access through to rear. Bin store. Meter cupboards. Pleasant paved sitting-out area.

Rear Garden

Fully enclosed and not overlooked, ensuring privacy. Main paved patio, terrace and sitting-out areas. Gravel areas. The garden is simply superb and fully landscaped.

Outside Utility Room

8'0" x 6'8" (2.44m x 2.05m)

Maximum measurement. Power and light connected.

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

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.

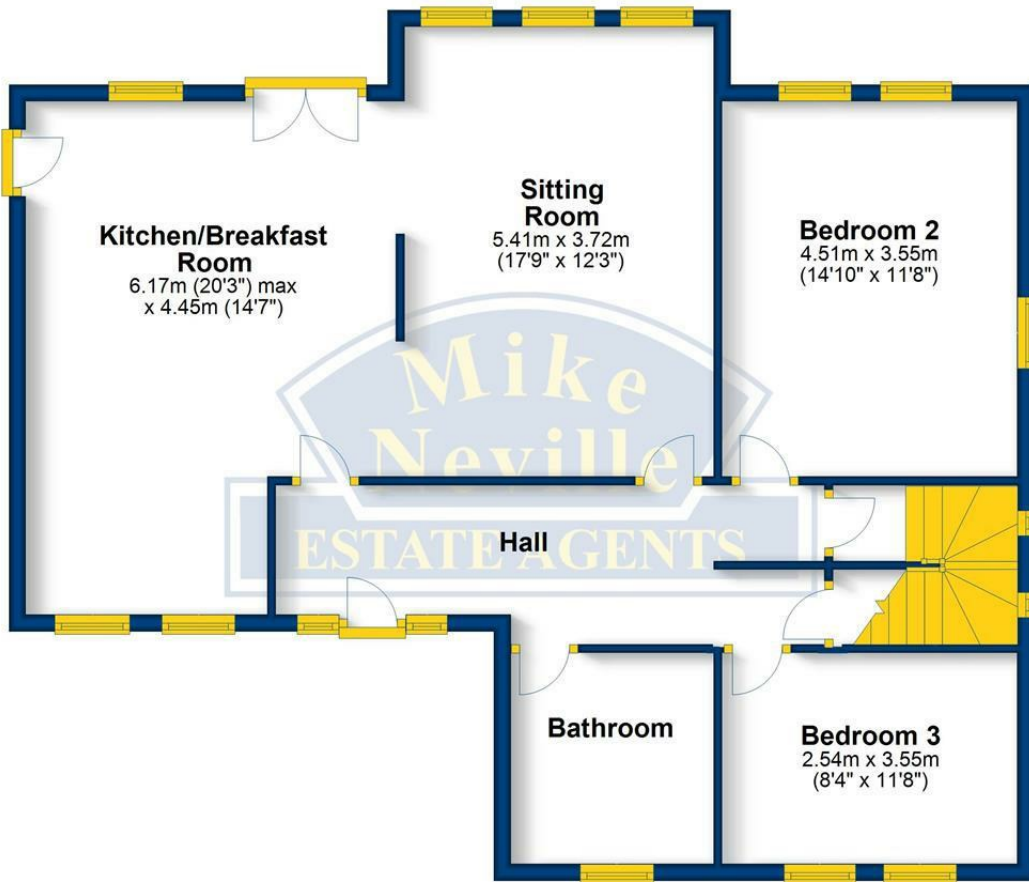
Disclaimer

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.



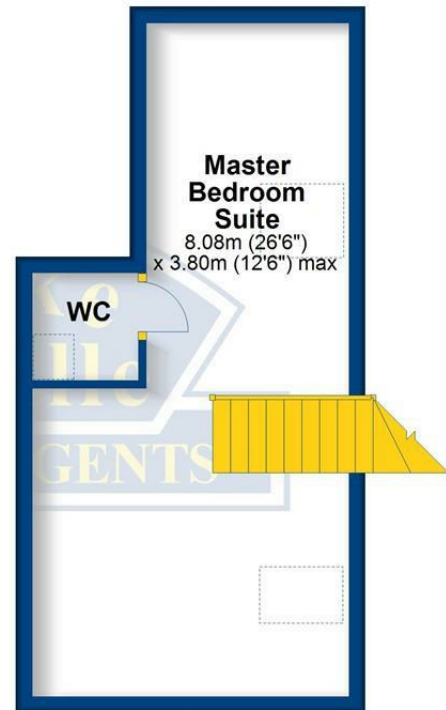
Ground Floor

Approx. 95.1 sq. metres (1023.1 sq. feet)



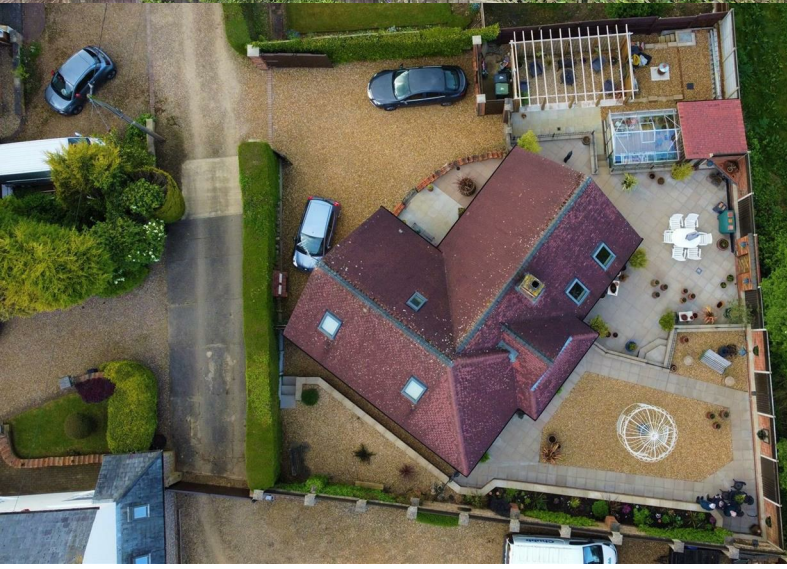
First Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



Total area: approx. 121.6 sq. metres (1309.3 sq. feet)







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