



151 The Ridge | Great Doddington | NN29 7TU



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## Offers In The Region Of £475,000

A lovely extended mature bay fronted four bedroom semi-detached house enjoying views over the Nene Valley on this sought after road. Having been well cared for, extended and upgraded in recent years, the property boasts a gas fired radiator heating system, PVCu double glazing, a superbly fitted kitchen/family room, refitted main bathroom and a master bedroom on the top floor with a luxurious ensuite bathroom. The house boasts some lovely character features such as original internal doors and picture rails as well as a large driveway and long west facing rear garden. The accommodation comprises of a hallway, sitting room, dining room, kitchen/family room, utility and guest wc. To the first floor are three double bedrooms served by a family bathroom. A master bedroom and bathroom occupy the top floor. A superb family home on the edge of this attractive and well located village. No onward chain.

- Rarely available extended mature semi-detached house
- Recent second floor master suite addition
- Gas fired radiator heating system
- Enviable location with opens aspects to front and rear
- Generous rear garden and driveway
- PVCu double glazing



PVCu glazed entrance doors with panels to either side leading from the front into the

### **Entrance Porch**

Tiled floor, further multi-paned glazed door to the

### **Entrance Hall**

Original staircase with exposed timber bannister rising to the first floor with storage beneath, radiator, picture rail, Cloaks cupboard, original high waisted panelled doors to both reception rooms and kitchen/breakfast room.

### **Sitting Room**

12'4" x 13'5" (3.78 x 4.10)

Bay window to the front, radiator, feature case iron fireplace, picture rail.

### **Dining/Family Room**

10'11" x 21'1" (3.34 x 6.44)

French doors and windows to the rear garden, two radiators, feature exposed timber fire surround/mantle with tiled inset, hearth and electric fire, TV point.

### **Kitchen/Breakfast Room**

7'8" x 17'5" plus 6'5" x 17'5" (2.34 x 5.32 plus 1.98 x 5.31)

Fitted with a range of contemporary wood fronted base and eye-level units with granite effect work surfaces above, inset Butler style sink with mixer tap, five burner gas hob, single electric eye-level oven, microwave/convection oven and warming drawer, space and plumbing for dishwasher, space in under-stairs for fridge/freezer, tiled splash areas, shelving, peninsula style island unit, providing seating area, further space for table/sofa, concealed wall-mounted gas fired central heating boiler, radiator, tiled floor, window and French door to the rear garden, further doors the guest WC and utility room.

### **Guest WC**

Fitted with a two piece suite in white with tiled splash areas, heated towel warmer, tiled floor, expelair.

### **Utility Room**

6'5" x 10'7" (1.97 x 3.24)

Fitted with a range of base and eye-level units with wood edged work surfaces above, space and plumbing for washing machine, condensing tumble dryer, expelair.

### **First Floor Landing**

Feature exposed timber banister, loft access hatch, original high waisted panelled doors to all first floor bedrooms and the bathroom. Further staircase continues to bedroom one and the second floor.

### **Bedroom Two**

12'2" x 13'5" (3.72 x 4.11)

Bay window to front, enjoying views over the Nene Valley, radiator, comprehensive range of built-in wardrobes.

### **Bedroom Three**

12'4" x 11'10" (3.76 x 3.61)

Window to the rear, radiator, comprehensive range of built-in wardrobes.

### **Bedroom Four**

6'6" x 14'7" (2.00 x 4.46)

Window to front, enjoying views over the Nene Valley, radiator, built-in wardrobe.

### **Bathroom**

14'1" x 5'1" (4.30 x 1.55)

Re-fitted with a contemporary four piece suite including bath, vanity wash hand basin with storage beneath, concealed cistern WC and larger than average 'wet room' style shower cubicle with fixed and hand held shower attachment, tiling to three walls, shaver point, heated towel warmer, tiled floor, downlights, window to the rear.

### **Bedroom One**

14'6" x 17'0" (4.42 x 5.19)

A stunning room with three Velux style skylights to the front enjoying views over the Nene Valley, French doors with Juliette balcony to the rear, vertical radiator, built-in wardrobes, downlights, laminate flooring. Opens through into the

### **Ensuite**

6'8" x 8'9" (2.04 x 2.68)

Fitted with a contemporary three piece suite including wall hung wash hand basin with mixer tap, concealed cistern WC and larger than average 'wet room' style shower cubicle with fixed and hand held shower attachment, tiling to splash areas, towel holder, laminate floor, downlights, window to the rear.

### **Outside**

The property stands behind a semi-open plan frontage, predominantly laid to block paving providing off-road parking for several vehicles with gravel border. Access to a small storage area at the front of the former garage.

### **Rear Garden**

Immediately abutting the rear of the house is a large timber decked seating area with steps leading down to the main area of lawn. Exterior taps front and rear. To the left hand side of the garden is a further tiered paved patio area with two larger timber tool sheds, flower/shrub border, the whole being enclosed by a combination of fencing and affording a westerly aspect.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

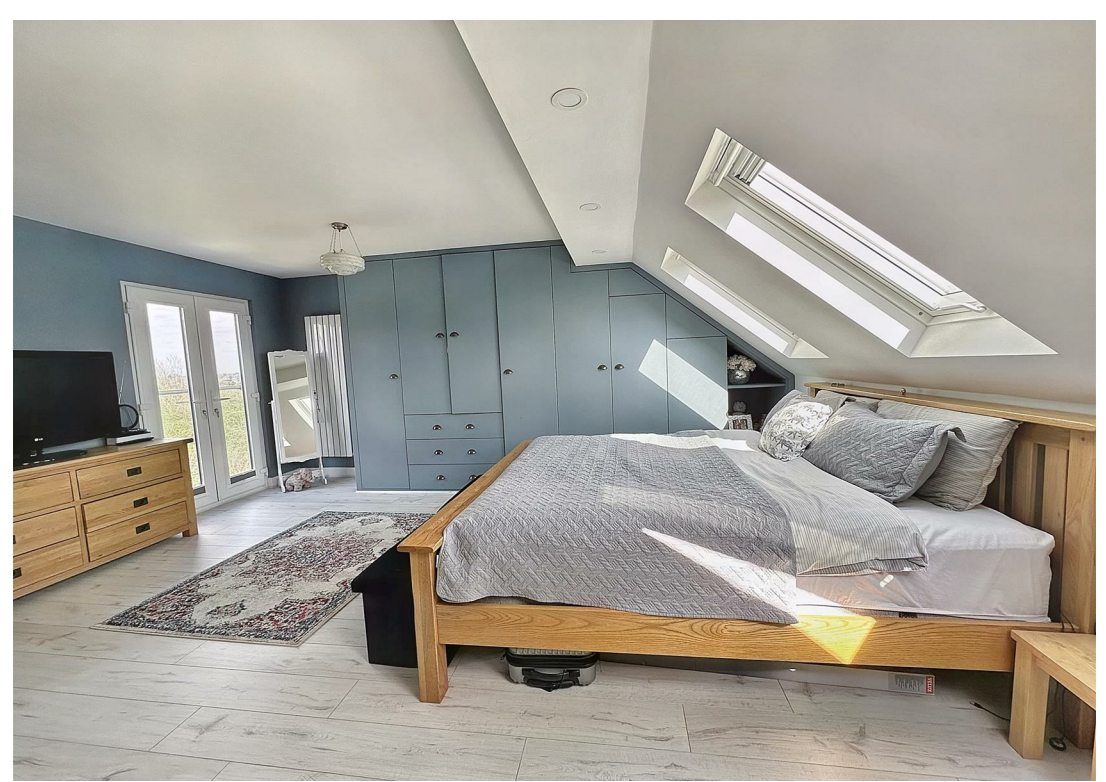
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.











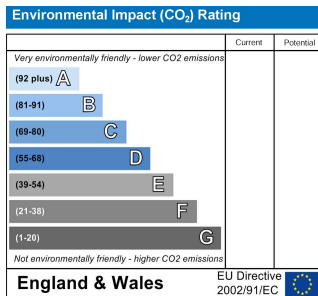
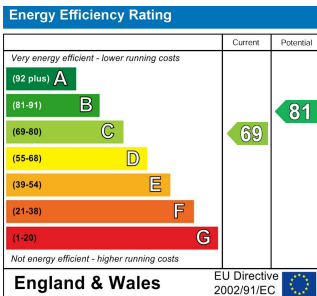
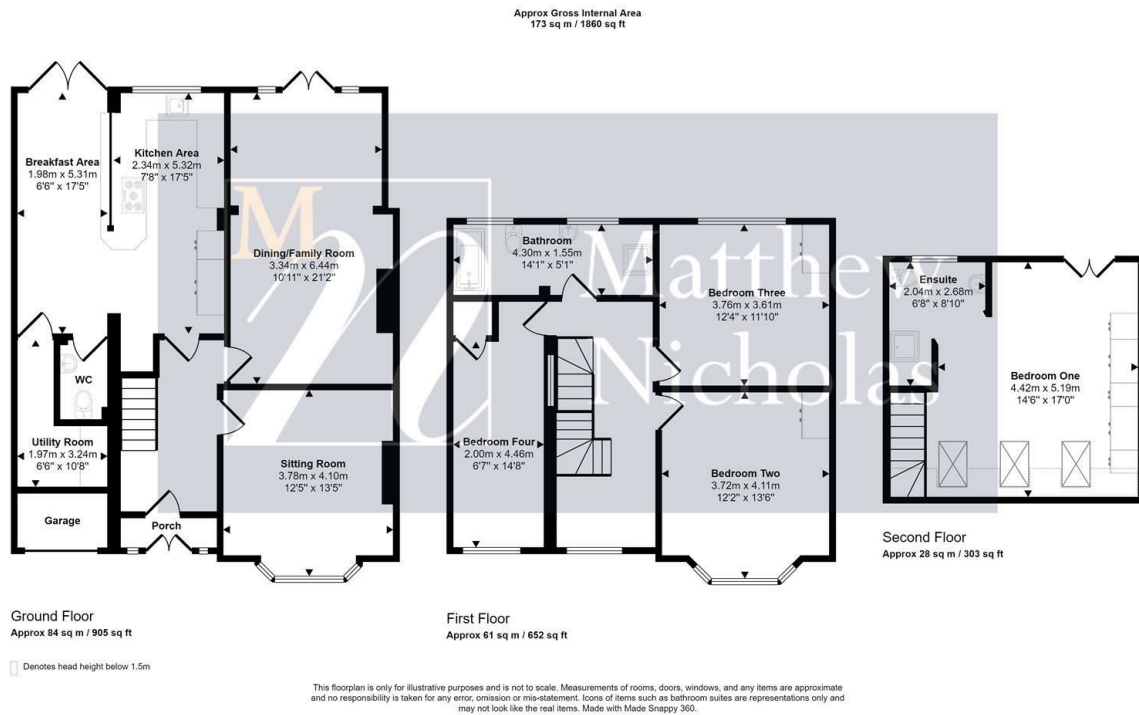
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1860.00 sq ft



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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