



61 Bradshaw Way | Irchester | NN29 7DN



Matthew
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Offers In The Region Of £335,000

Offered to the market in superb condition is this three bedroom detached house situated at the end of a quiet cul de sac location in Irchester. The property boasts refitted kitchen and bathroom, a large private garden, modern decoration throughout and off road parking and garaging. The property in brief comprises of a sitting room, kitchen/diner, utility room, and conservatory. The upstairs offers three bedrooms and a shower room. The outside provides a garage, off road parking a large garden to the rear. Viewing recommended.

- Detached three bedroom house
- Refitted kitchen and bathroom
- Large private garden
- Garage and driveway parking
- Superb condition throughout
- Quiet cul de sac location

Composite front door leading into

Porch

Tiled flooring, oak door leading into

Entrance Hall

Stairs to first floor, opening into

Sitting Room

12'7" x 13'4" (3.84 x 4.08)

Window to front, radiator, feature fireplace with tiled hearth, shelving under stairs, wooden flooring, double oak and glazed doors leading into

Kitchen/Diner

16'4" x 8'8" (4.99 x 2.66)

Fitted with a range of base and eye level units in a matt finish with oak effect worksurfaces above, ceramic sink and drainer with stainless steel mixer tap above, low level over, gas hob with chimney style extractor above, integrated fridge freezer, breakfast island to match unit and worksurface, radiator, wooden flooring, sliding glazed doors to conservatory, window to rear and panelled door into

Utility Room

7'3" x 12'8" (2.21 x 3.88)

Fitted with base level units with work surfaces above, space and plumbing for washing machine and tumble drier, radiator, tiled flooring, doors into garage, PVCu door and window to rear garden.

Conservatory

8'4" x 10'7" (2.55 x 3.24)

Of brick and PVC construction, tiled flooring, patio doors into rear garden.

First Floor Landing

Window to side, loft access hatch, doors to all rooms and airing cupboard.

Bedroom One

9'10" x 11'5" (3.01 x 3.50)

Window to front, radiator.

Bedroom Two

9'10" x 11'1" (3.02 x 3.39)

Window to rear, radiator.

Bedroom Three

6'3" x 7'4" (1.92 x 2.24)

Window to front, radiator.

Bathroom

6'2" x 5'4" (1.90 x 1.65)

Refitted with a three piece suite comprising of a low level WC, hand wash basin recessed into floating vanity unit, and glazed shower enclosure with sliding door, thermostatic shower with rainfall and hand held heads, tiling to all walls, towel warming radiator, contemporary herringbone style flooring, downlights, obscured glazing to rear.

Rear Garden

Immediately abutting the rear of the property is a block paved patio area, the remainder of the garden is separated by a low level brick wall and is laid predominantly to lawn with mature hedging shrubs along the sides, a block paved path leads to a shed at the rear of the garden, north-westerly facing and considered private, the whole is enclosed with a combination of timber fencing. Outside tap.

Outside

The property sits behind a gated block paved driveway and large shingled area which could also be utilised for parking, all of which is enclosed by iron railings and mature hedging.

Garage

7'8" x 11'6" (2.36 x 3.52)

Up and over door with light and power connected, pedestrian door to utility room.

Agents Note

The fireplace in the sitting room is functional. The chimney has been swept and a bird cage attached, it requires any purchaser to add a grate or wooden burner and flue of their choice.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

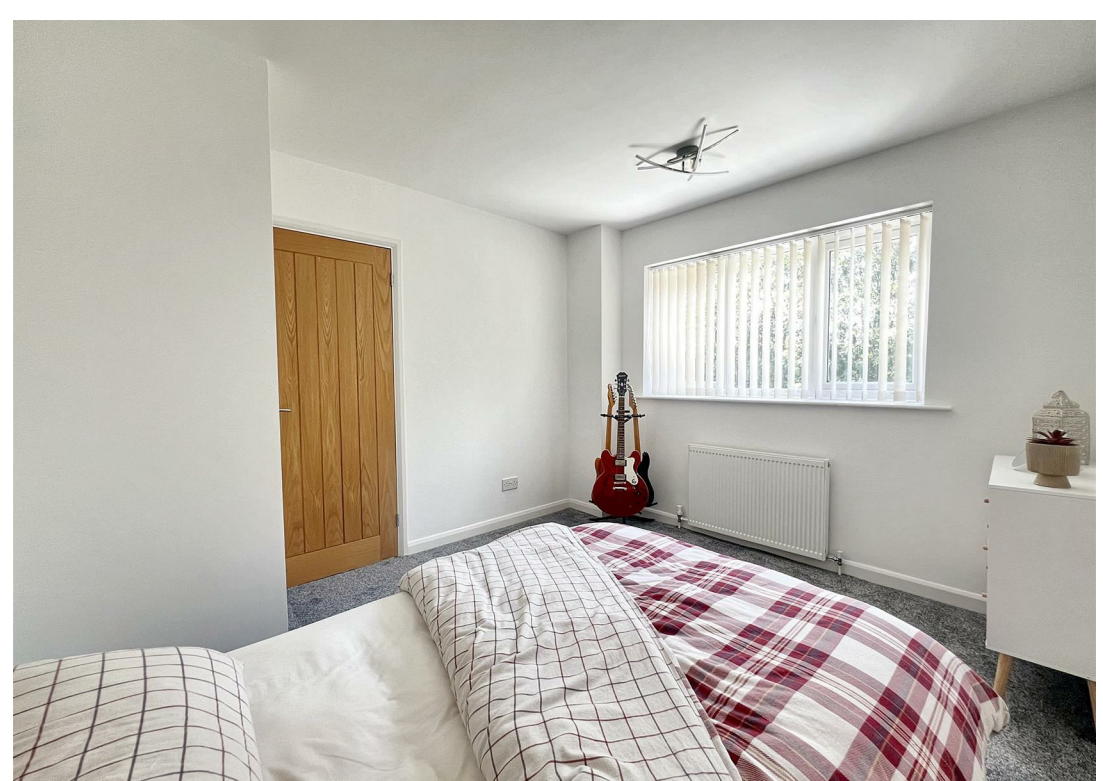
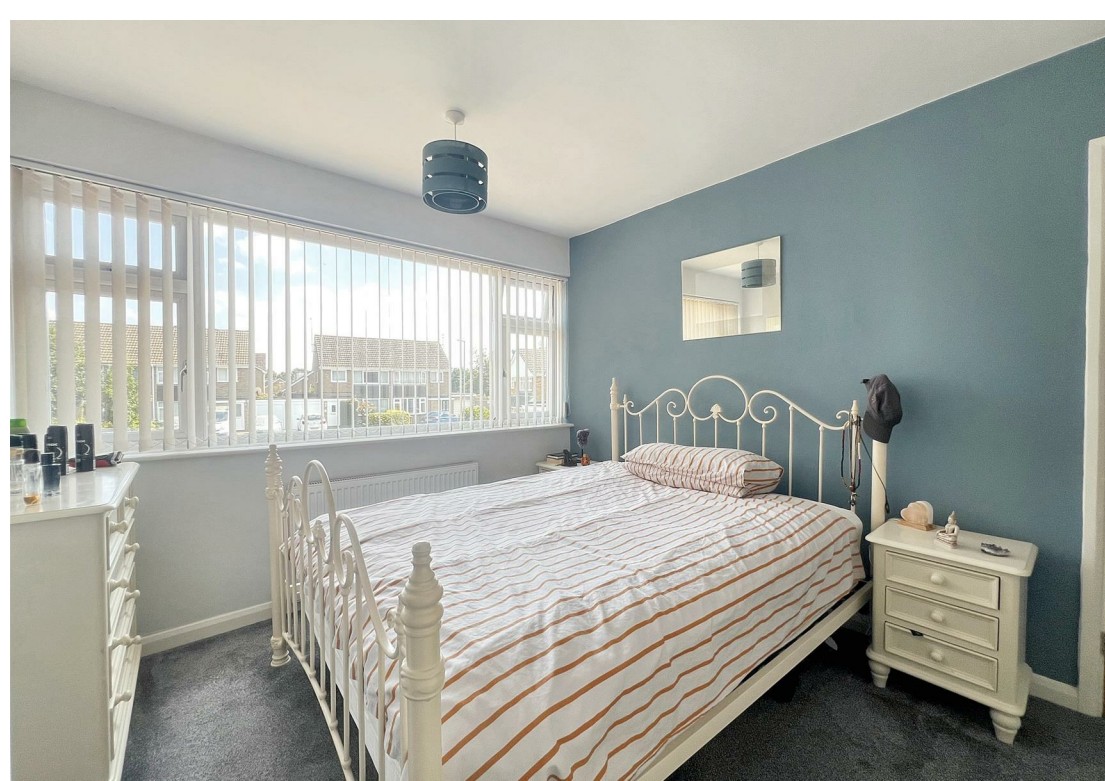
Sewerage: Mains

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.





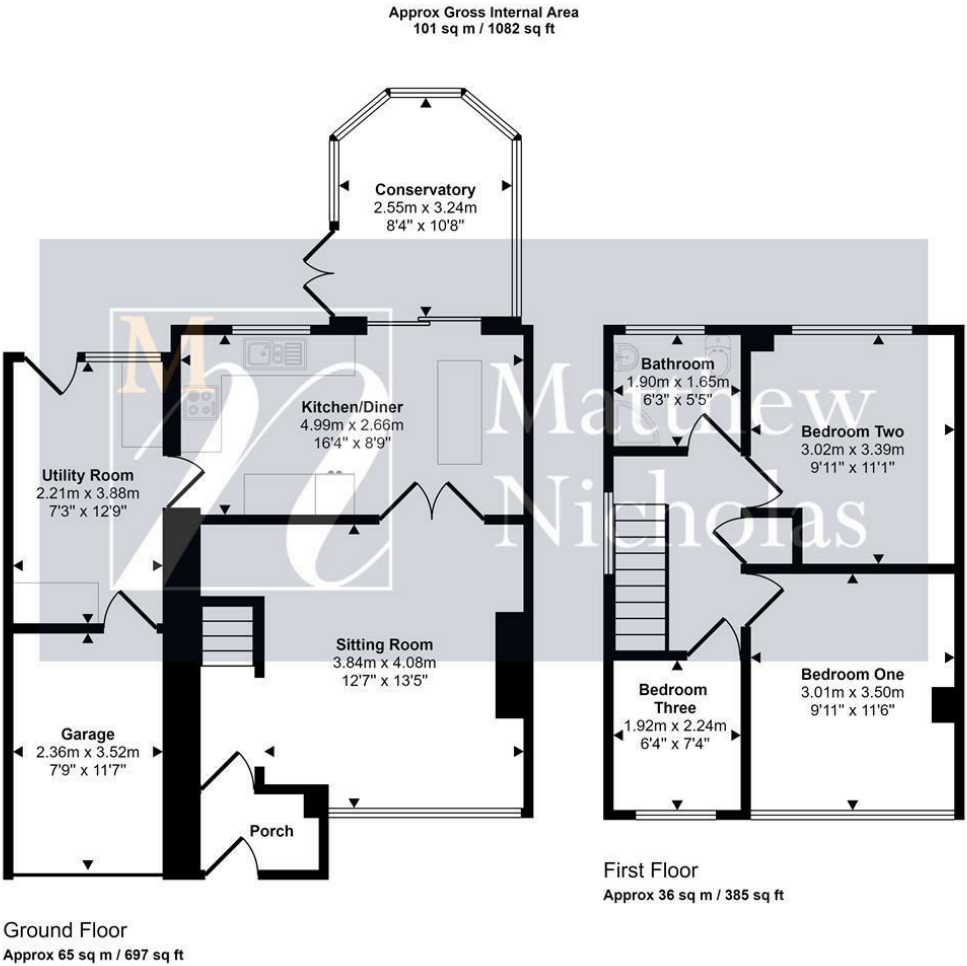
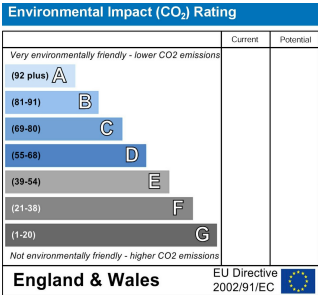
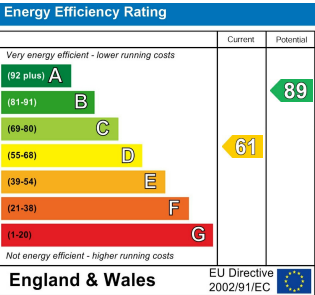
Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1082.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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