



3 Thrift Street | Irchester | NN29 7DU



Matthew
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Offers In The Region Of £279,995

Centrally located down a no through road in this popular village is this modern yet established detached three bedroom family home. Benefitting from off road parking, a garage and east facing garden, the property is offered with no onward chain. The accommodation briefly comprises a hallway, sitting room, dining room, kitchen, conservatory, utility room and guest WC. To the first floor are three bedrooms, one with ensuite shower and a family bathroom. A house that still offers a buyer the opportunity to add their own stamp to it at an affordable price level.

- Three bedroom detached house
- Gas fired central heating system
- Three reception rooms
- Driveway and garage
- East facing rear garden
- Located close to village amenities

Glazed timber door leading into

Entrance Hall

Radiator, stairs to first floor landing, dado rail, under stairs store, doors to kitchen and into

Sitting Room

11'0" x 14'6" (3.37 x 4.42)

Window to front, radiator, feature fireplace with gas fire, wooden mantle and exposed brick chimney and hearth, TV point, dado rail, coving, shelving, wall lights.

Kitchen

8'10" x 11'0" (2.71 x 3.36)

Fitted with a range of base and eye level units with rolled edge worksurfaces above, ceramic one and half bowl and drainer with stainless steel mixer tap above, mid level oven, electric hob with extractor above, integrated fridge and freezer, space and plumbing for dishwasher, tiled splash areas, dado rail, down lights, window to rear, doors to utility room and

Dining Room

8'0" x 11'6" (2.45 x 3.53)

Sliding patio doors into conservatory, radiator, dado rail, coving, ceiling rose.

Conservatory

16'2" x 10'2" (4.94 x 3.10)

Of timber construction with polycarbonate roof, radiator, ceiling fan, tiled flooring, doors to rear garden.

Utility Room

Space and plumbing for washing machine, wall mounted gas fired boiler, storage cupboards and shelving, external door to garden and door into

Guest WC

Fitted with a low level WC and hand wash basin recessed in vanity unit, tiled splash areas, window to rear.

First Floor Landing

Window to side, loft access hatch, doors to all first floor rooms.

Bedroom One

9'11" x 11'11" (3.03 x 3.64)

Window to front, radiator, built in bedroom furniture comprising of over head cupboards, wardrobes and draw sets, coving, bi fold door into

Ensuite

6'1" x 2'5" (1.86 x 0.76)

Two piece suite comprising a corner hand wash basin and a shower cubicle with glazed screen, pump powered thermostatic shower, tiled splash areas, expelair.

Bedroom Two

10'3" x 11'2" (3.14 x 3.42)

Window to rear, radiator, coving, ceiling fan.

Bedroom Three

7'4" x 9'8" (2.24 x 2.96)

Window to front, radiator, coving, cupboard housing hot water cylinder.

Bathroom

7'3" x 5'4" (2.21 x 1.64)

Fitted with a three piece suite comprising a low level WC, hand wash basin and large corner bath, shower over bath from taps, tiled splash areas, radiator, towel rail, panelling, obscured glazed window to rear.

Rear Garden

Immediately abutting the rear is a slabbed area which extends across the width of the plot and leads to the utility door on one side and pedestrian access to the front on the other. The remainder of garden is laid to lawn with mature planting in beds along the borders, slabbed patio area, large garden shed, outside tap, the whole is enclosed with a range of timber fencing and is easterly in aspect.

Outside

The property sits behind a block paved area across the full width of the plot extending away from the house to create a driveway for off road parking, the remainder of front garden is laid to lawn and retained by low level stone walling, the whole is enclosed with a combination of timber fencing and stone walling.

Garage

Up and over door, power and light connected.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

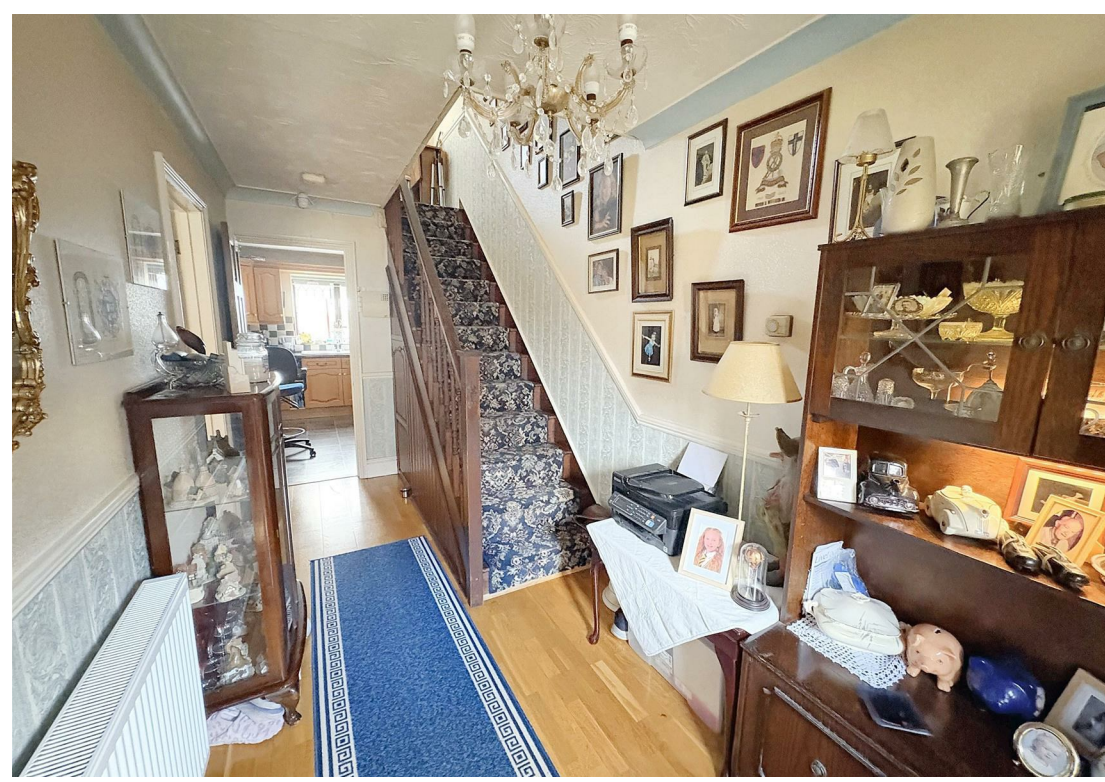
Sewerage: Mains

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



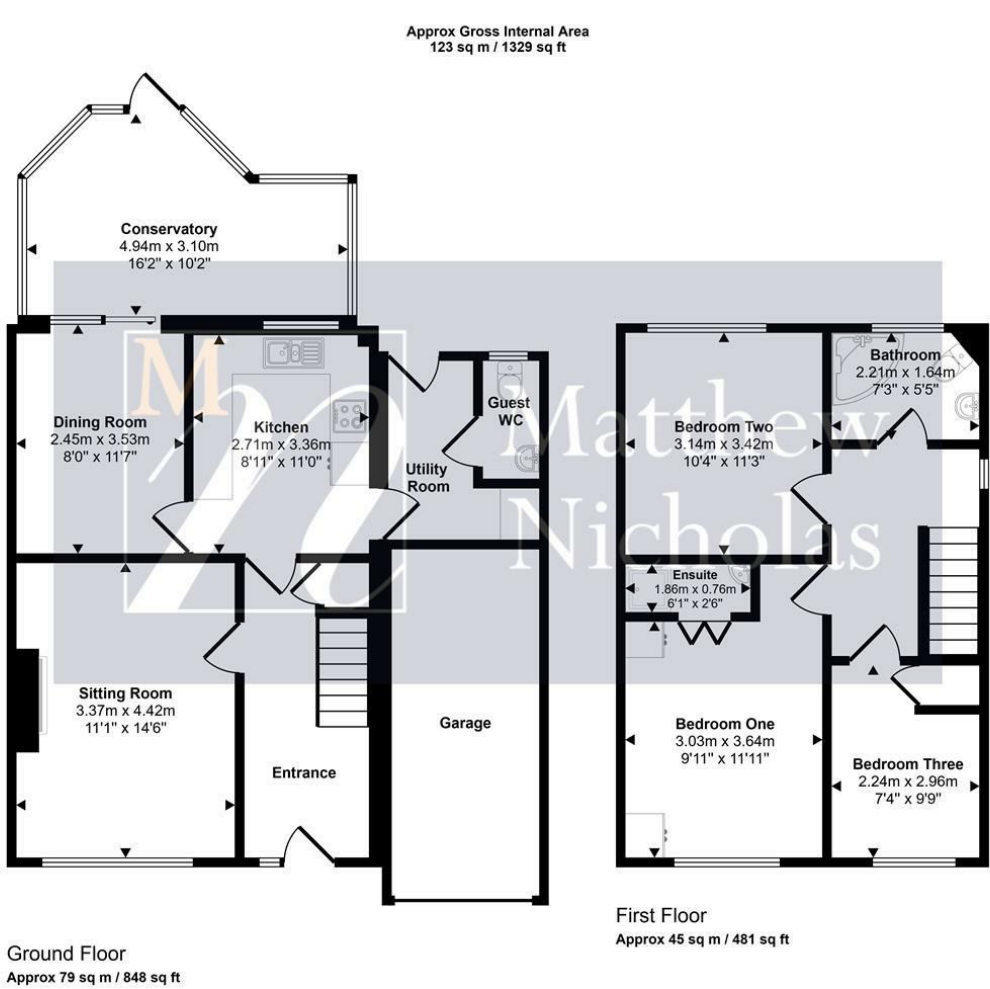
Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1329.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

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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