



1a Church Street

Woodford, Northamptonshire NN14 4EX



**Simpson & Partners**



GUIDE PRICE £650,000 - £695,000. Fabulous village and field views. This substantial five bedroom detached home is situated in the sought after village of Woodford boasting first floor balcony with open views across the fields. Situated within walking distance to all amenities available in the village and countryside walks on your doorstep. This spacious detached home boasts double garage, ample off road parking and wrap around gardens. Five bedrooms, four bathrooms and three reception rooms give the opportunity for flexible family living. Further benefits include Upvc double glazing and gas central heating. Enter the property into hallway with stairs rising to the first floor and doors to: lounge having patio doors to the rear garden and window to side, separate dining room also having patio doors to rear, kitchen/breakfast room fitted with ample storage and built in appliances, door leads through to useful utility room, downstairs wc and further living room/snug complete the downstairs accommodation. To the first floor is a galleried landing having storage, doors to: master bedroom affording built in storage and en-suite shower room, bedroom two has en-suite shower room, bedroom three with built in storage and en-suite shower room, bedroom four, bedroom five/study and modern family bathroom. Externally to the front is a large block paved driveway providing ample off road parking leading to integral double garage. Steps lead up to the front entrance and side access to the rear garden which has patio area set immediately to the rear of the property and mature shrub borders, steps lead up to further patio area suitable for alfresco dining and further mature planting. Offered with NO CHAIN viewing is highly recommended to appreciate the location of this executive detached home.

Council Tax Band G

EPC Rating C

 5

 4

 3

Guide Price £650,000



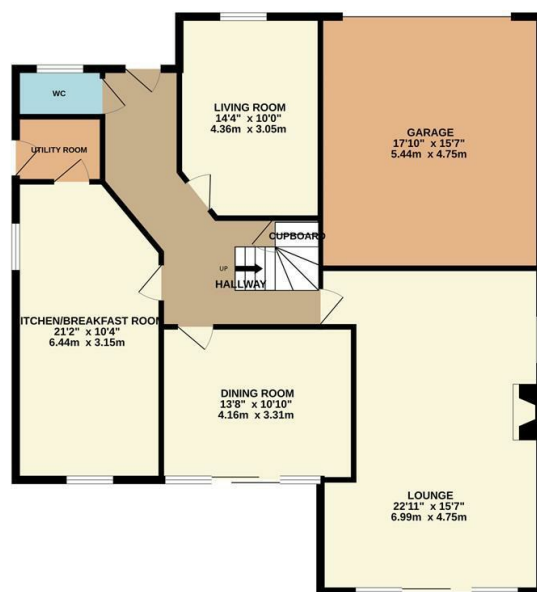
Woodford is a small village with shop, pub, school, doctors etc. Lovely countryside walks and close to the market town of Thrapston offering many more facilities. The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks.

Kettering is approximately 15 minutes drive offering many services and train links to the capital in under an hour.

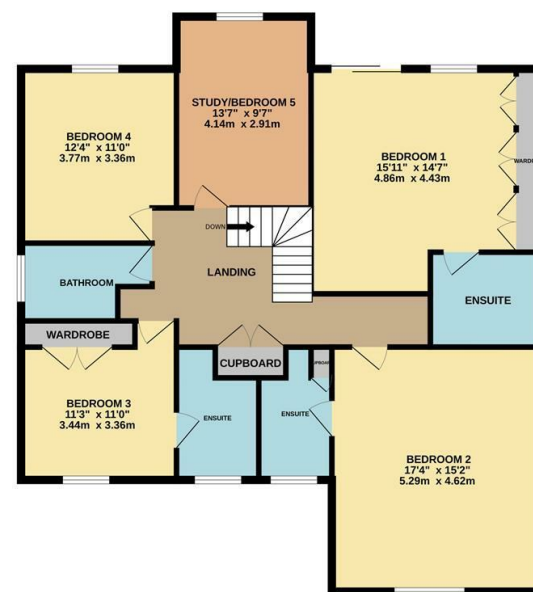


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GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.

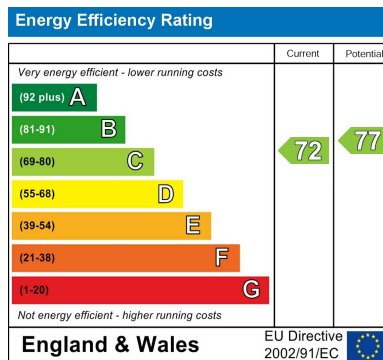


1ST FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 sq.m.) approx.

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