



**35 Ploughman Drive, Woodford Halse, Northamptonshire, NN11 3UJ**  
**£325,000 Freehold**

Offered to the market with a complete chain is this stunning three bedroom, three storey semi detached house boasting a modern and stylish interior. This beautiful home offers an immaculately kept kitchen/dining room and master bedroom complete with an ensuite. The generously sized garden is perfect for outdoor living, featuring two stone slabbed patio areas ideal for entertaining or simply enjoying the outdoors. The property also features ample off road parking for multiple vehicles and a single garage. EPC Rating: B. Council Tax Band: C

**Three Bedrooms | Semi Detached Property | Three Storey | Off Road Parking | Complete Chain | Immaculately Kept Throughout**

**modern marketing · traditional values**

### ENTRANCE HALL

Enter via composite door. Stairs rising to first floor landing. Doors to lounge, downstairs WC and kitchen.

### KITCHEN 3.38m x 2.54m (11'1" x 8'4")

UPVC double glazed windows to front and elevations with made to measure blinds. Radiator. Fitted with a range of base and wall mounted units. Integrated oven and hob with extractor over. Space for white goods. Plumbing for a dishwasher.

### LOUNGE 3.68m x 4.75m (12'1" x 15'7")

UPVC double glazed French doors to rear elevation. Radiator.

### DOWNSTAIRS CLOAKROOM/WC

Suite comprising low level WC and wash hand basin. Tiled splash back areas.

### FIRST FLOOR LANDING

Radiator. Doors to: -

### BEDROOM TWO 3.51m x 4.75m (11'6" x 15'7")

UPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 2.74m x 2.51m (9'0" x 8'3")

UPVC double glazed window to front elevation with made to measure blinds. Radiator.

### BATHROOM 1.88m x 2.51m (6'2" x 8'3")

Suite comprising low level WC, wash hand basin and panelled bath with shower over. Tiled splash back areas.

### SECOND FLOOR LANDING

### BEDROOM ONE 5.94m x 3.76m (19'6" x 12'4")

UPVC double glazed window to rear elevation. UPVC Velux window to rear elevation. Two radiators.

### ENSUITE 2.21m x 1.37m (7'3" x 4'6")

UPVC double glazed Velux window. Heated chrome towel rail. Suite comprising low level WC, wash hand basin and shower cubicle.

### OUTSIDE

#### FRONT GARDEN

Driveway providing off road parking and leading to the single garage. Side access to the garden.

#### GARAGE

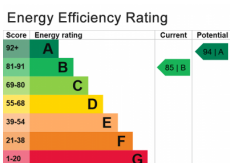
Single garage.

#### REAR GARDEN

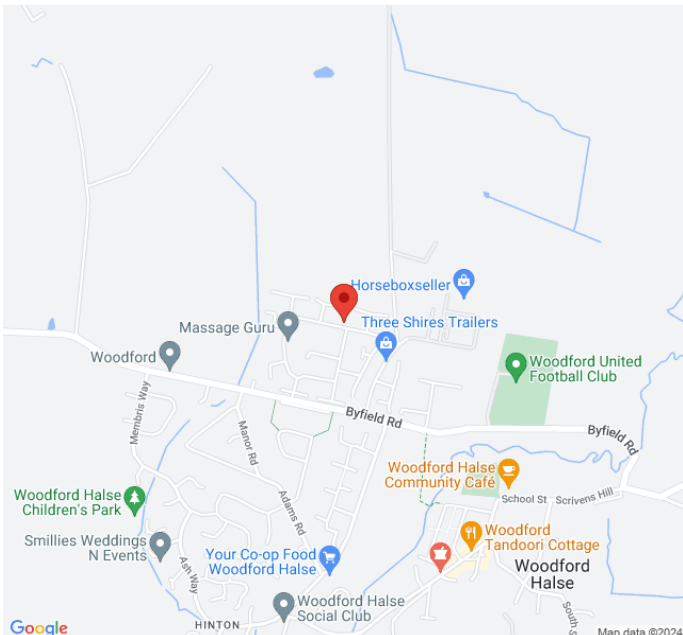
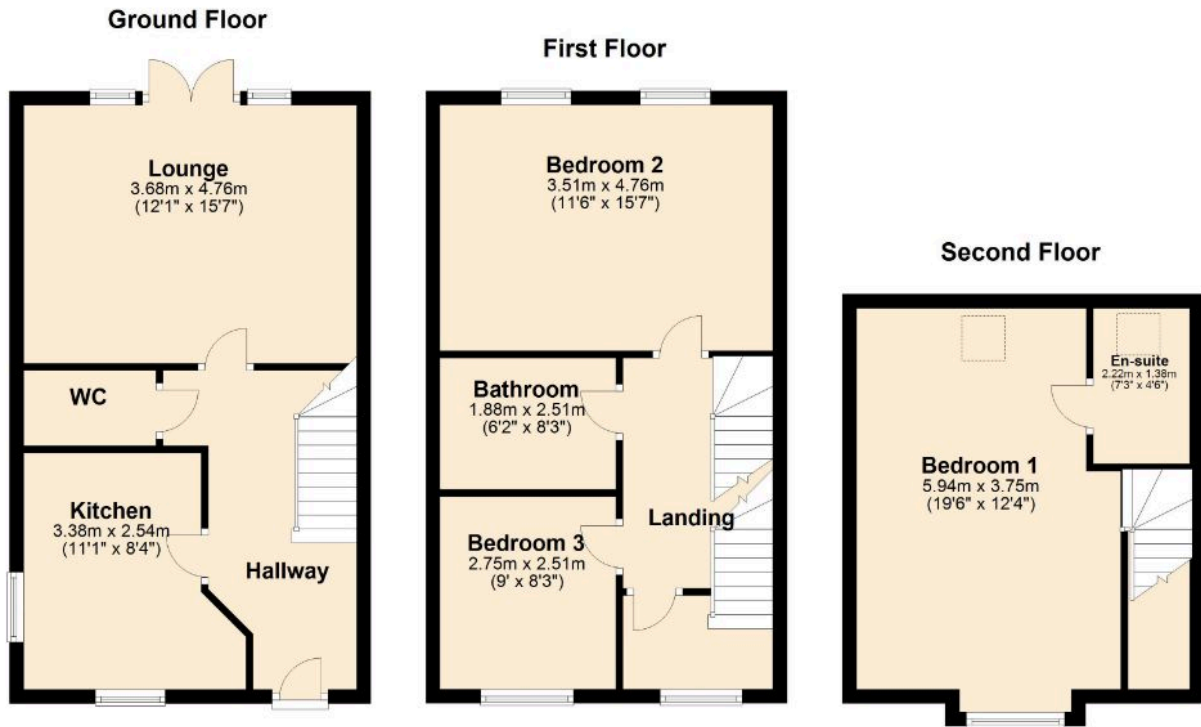
Mainly laid to lawn with two stone patio areas perfect for entertaining. Pergola.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



## LOCAL AREA INFORMATION

Woodford Halse village is situated approximately 10 miles southwest of Daventry and 15 miles northeast of Banbury. The village is one of three in the parish of Woodford cum Membris, the others being Hinton and West Farndon which are separated from Woodford Halse by the infant River Cherwell. Within Woodford Halse itself is an abundance of local amenities including primary school, pharmacy, newsagent, small supermarket, butcher, grocer, takeaway food, post office, garage and MoT centre as well as a variety of local community groups, clubs and societies. Its position also renders it popular with commuters as it lies directly between the M1 and M40 motorways with rail services also being accessible from both Banbury and Northampton stations.

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