

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY OFFERING OPEN PLAN LIVING situated in the village of Woodford Halse. The property has been GREATLY IMPROVED BY THE CURRENT OWNERS having a LOVELY HANDCRAFTED PAINTED WOODEN KITCHEN, ENGINEERED OAK FLOORING throughout the ground floor and a RECENTLY FITTED GLOW WORM GAS FIRED BOILER and radiators. In brief the accommodation comprises entrance hall, open plan lounge, kitchen, dining room, UTILITY/ CLOAKROOM, two bedrooms and family bathroom. Outside are front and rear gardens OFF ROAD PARKING FOR FOUR CARS and a single garage. Fast Find 13661. EPC - E



fast find
13661

Woodford Halse Office
01327 263333

18 Station Road, Woodford Halse, Northamptonshire, NN11 3RB
villageproperty@tremaynes.co.uk



14 photos available
on our **Website**



2 floorplans available
on our **Website**

£239,950

81 Byfield Road, WOODFORD HALSE

Entered Via

Upvc composite door into entrance hall.

Entrance Hall

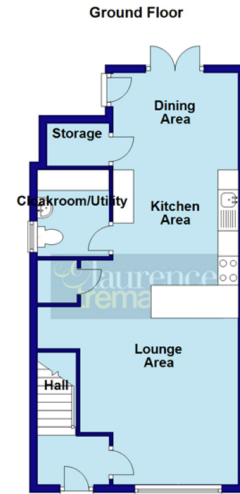
Engineered oak flooring, double panel radiator, stairs rising to first floor, part glazed door into lounge/kitchen/dining room.

Lounge/Kitchen/Dining Room

A lovely open plan living space.

Lounge Area 15'8" x 13'0" (maximum dimensions)

Continuation of the engineered oak flooring, alcove seating



Total area: approx. 77.5 sq. metres (834.3 sq. feet)



area with storage under, double panel radiator.

Kitchen Area 11'10" x 9'8" (3.61m x 2.95m)

A very impressive hand made painted wooden kitchen comprising base units with solid oak work surfaces over continuing into a breakfast bar with storage cupboards beneath, further full height units with integrated fridge/freezer, electric oven and induction hob with extractor canopy over, solid oak shelving, tiling to water sensitive areas,

continuation of engineered oak flooring, spotlights to ceiling, door to cupboard housing hot water cylinder.

Dining Area 10'0" x 7'5" (3.05m x 2.26m)

Continuation of engineered oak flooring, double panel radiator, storage cupboard housing Glow Worm gas fired boiler, upvc

double glazed patio doors into rear garden, upvc double glazed door to side aspect.

Cloakroom/Utility 6'11" x 5'8" (2.11m x 1.73m)

Low level wc, wash hand basin fitted into vanity unit, chrome heated towel rail, wooden work surface with storage and space and plumbing for washing machine under, full height tiling



to walls, tiled floor, upvc double glazed door to side aspect.

Landing

Upvc double glazed window to side aspect, access to loft, white panel doors to first floor accommodation.

Bedroom One 11'3" x 9'6" **(3.43m x 2.90m)**

Built in wardrobe with overhead storage, double panel radiator, upvc double glazed window to rear aspect.



Bedroom Two 12'11" **narrowing to 9'3" x 9'3"**

Upvc double glazed window to front aspect, double panel radiator.

Bathroom 8'3" x 6'3" (2.51m **x 1.91m)**

A three piece suite comprising bath with shower over and further shower attachment to taps, wash hand basin set into vanity unit, close coupled w.c, heated towel rail, built in shelving, frosted upvc double glazed window to rear aspect.



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Outside

a planted shale border adjacent to property.

Rear

A paved patio area with a feature slate stone area in the centre, at the rear of the garden is a raised seating area under a Pagoda, raised planted border, storage shed behind the garage.

Front

A tarmac driveway allowing parking for four cars leading to double gates through to a single garage with metal up and over door and power and light fitted. The garden is laid to lawn with

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	49	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Viewing strictly by
appointment with the agent**



Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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