



Waterside, West Haddon Road, Crick, Northamptonshire, NN6 7SQ

DEBBIE COX
Your personal estate agent **exp** uk

Waterside, West Haddon Road,
Crick, Northamptonshire,
NN6 7SQ

Offers Over: £750,000

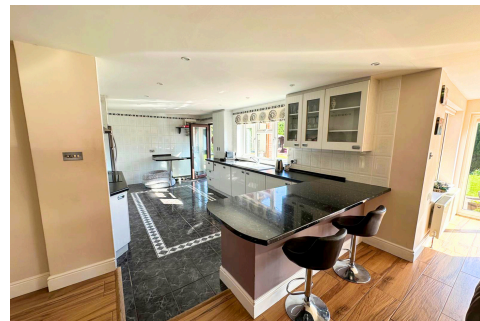
Set within over one acre of ground with a private gated driveway leading to ample off-road parking and a paddock, this delightful three bedroom bungalow has undergone many improvements by its current owners to include stunning open plan living accommodation. The private gardens provide a beautiful setting to enjoy outdoor entertaining.

FEATURES

- Property Reference DC1031
- Detached 3 Bedroom Bungalow
- Plot In Excess of One Acre
- Ample Off-Road Parking
- Separate Paddock with Gated Access
- Open Plan Living/Kitchen/Dining
- Remote Controlled Gated Entrance
- Popular Village Location with Amenities

VIEWINGS

Strictly by appointment only. Please contact Debbie Cox on 0777 301 7523.



Property Highlights

Situated on the edge of the desirable village of Crick with its many amenities, 'Waterside' is positioned well within its plot of just over one acre, with ample off-road parking, a separate paddock and superb outdoor entertaining spaces. The current owners have created wonderful, open plan living accommodation which enjoys views over the garden with bifold doors leading onto a large paved patio area. The remaining accommodation is offered in very good order throughout, with the potential to adapt to accommodate alternative accommodation arrangements.

Interior Spaces

A solid Mahogany wood entrance door leads into a spacious and inviting entrance hall which provides access to the open plan living area, bedrooms and family shower room.

Open Plan Living, Dining and Kitchen

This room enjoys ample natural light and is a key feature of this property. The well proportioned living area features an exposed brick wall incorporating an inset

open gas feature fireplace with wall mounted television over. This relaxing living space leads into the dining area which enjoys views over the garden from three aspects and benefits from bifold doors opening onto the garden terrace, making this a fantastic area for entertaining. The kitchen area boasts two breakfast bars and is fitted with a range of units including wall mounted glass display cabinets. Fitted appliances include a 4 ring AEG Induction hob with extractor over, Neff double oven, microwave and integrated dishwasher. There is a large space currently occupied by a large American style fridge freezer (not included in the sale).

Boot Room

Situated off the kitchen, the boot room benefits two fitted work surfaces with storage space under, and a door leading into the garden.

Master Bedroom

The spacious master bedroom is fitted with a full range of built-in units to include bedside cabinets, wardrobes and chest of

drawers and overhead cupboards. The window to the rear elevation overlooks the garden and terraced area. There is a walk-in wardrobe / dressing room with ample shelving and hanging space. A further door leads through to the en-suite bathroom.

En-Suite Bathroom

An impressive spacious bathroom with solid marble tiles to the floor and walls. Steps lead up to the inset hot tub with a hydromassage feature. The extra large shower enclosure is fully tiled with rainfall shower head and a built-in marble tile seat. The 'His 'n' Hers' double vanity wash basins have built-in units under and recessed wall mounted mirrors.

Bedroom Two

A well proportioned double bedroom benefiting from built-in wardrobes.

Bedroom Three

A double bedroom currently used as a study, this room enjoys views over the gardens to the side of the property.







Family Shower Room

With solid marble tiles to the floor and walls, this room includes a shower cubicle, built-in vanity unit with WC and wash hand basin and heated towel rail.

Utility Room

Attached to the bungalow but accessed from the garden, this is a substantial room with the potential to be used for a variety of uses, including home office, consultation room, annexe, etc. It is currently used as a utility room and is fitted with a full range of base level units, drawers and full length storage cupboard with shelving. There is ample space for a washing machine and tumble drier. A double glazed window overlooks the front aspect and the rear door leads onto the garden terrace.

OUTDOOR SPACES

Front

'Waterside' is approached via a private gated entrance operated by remote control. The driveway continues towards the property and is bordered by mature hedges and trees. There is ample off-road parking and access to the paddock and garage.

Garage

Light and power connected with ample eaves storage.



Side and Rear

The manicured gardens surround the bungalow and are edged with large coniferous hedges. There is a large block paved patio area immediately to the rear of the property providing a great entertaining space, along with neat raised flower beds with LED lighting. There is a feature outdoor lamp post, an outdoor gazebo, a large feature rockery and a pathway leading to a substantial summer house which has power connected. The remainder of the garden is laid to lawn.

Paddock

This property benefits from an additional paddock which has a gated access and is laid to lawn with some coniferous hedges.

Location

This property is situated on the edge of Crick village with numerous walks nearby, including Cracks Hill, Millenium Wood and the Grand Union Canal which features a large marina that is well known for hosting the annual well-attended Crick boat show. Crick village is a lively village with many amenities and enjoys an active local

community. Local amenities include a Co-Op store, post office, a deli, garden centre with café, three public houses and the Ex-Servicemens Club. There are many family orientated activities including Cubs and Scouts, football, cricket, cycling and a local history group. The village further benefits from a primary school and falls within the catchment area of Guilsborough Secondary School. Two esteemed grammar schools, namely Lawrence Sherrif and Rugby High can be accessed by passing the eleven-plus examination. The nearby town of Rugby offers additional state funded schooling options including a newly established secondary school in Houlton, and the world renowned fee-paying Rugby School. The village benefits from good transport links with a regular bus service to Rugby and Northampton. There are excellent road networks nearby, with Junction 18 of the M1 only a couple of miles away, or the M6 and A14 only a few miles further. The nearest railway stations are located at Long Buckby and Rugby, both approximately seven miles away, with connections to London and Birmingham.

Viewings

Your local EXP Agent, Debbie Cox can offer flexible viewing times. Please call or email to request a viewing.

Virtual Tour

<https://vimeo.com/manage/videos/1074885806/e206ea6c06>

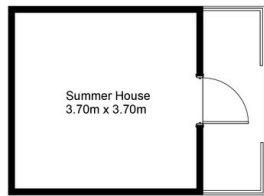
Local Authority

West Northamptonshire Council.

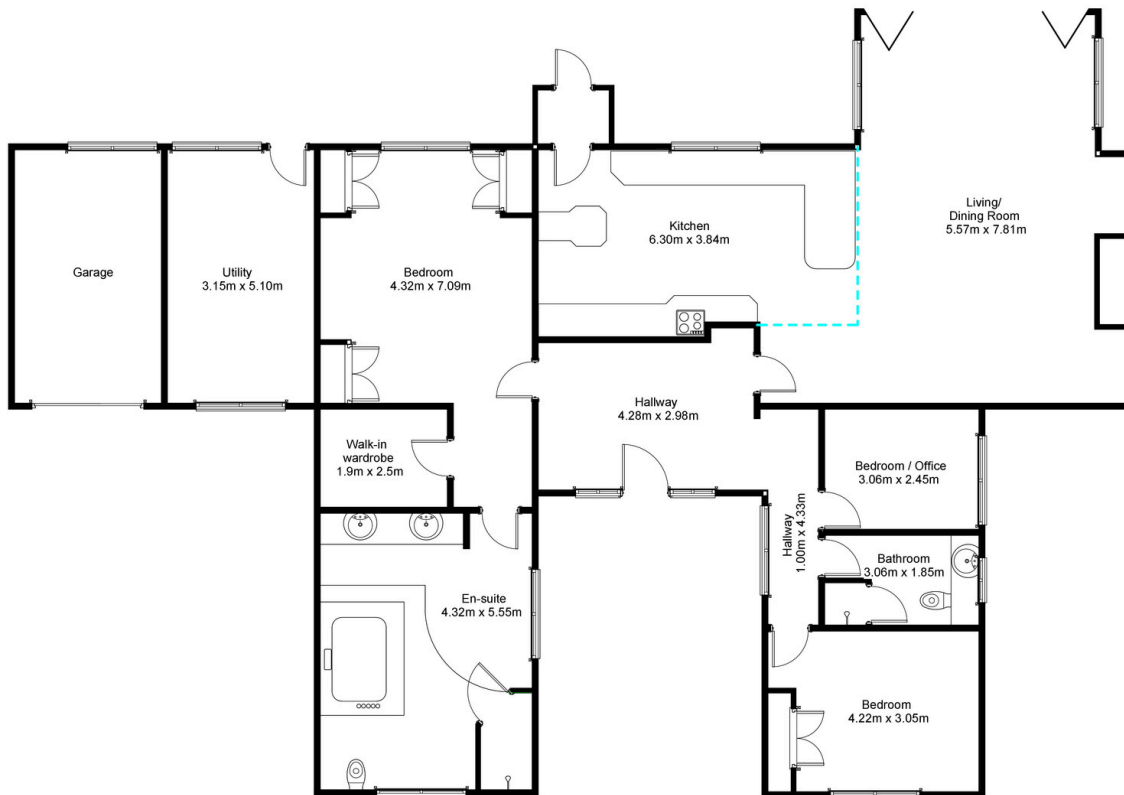
Energy Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0128-3039-9203-2524-8200>



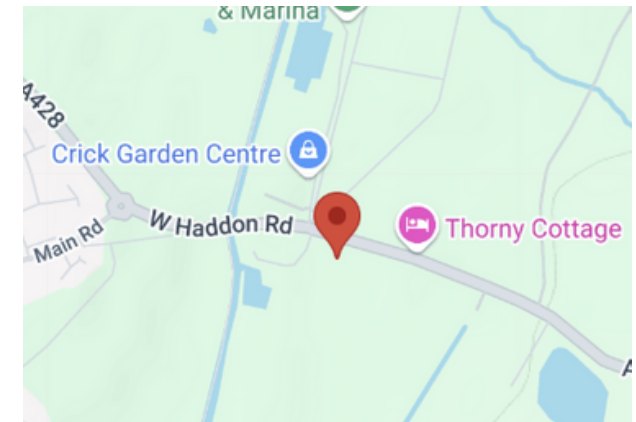


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL SIZE MAY VARY

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	68	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
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Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract.

