



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“Village Life Awaits”

Discover this delightful terraced home, ideally situated on the edge of Irchester, offering the perfect blend of village life and superb connectivity. With picturesque countryside walks right on your doorstep and excellent transport links, this property is an ideal sanctuary to enjoy a peaceful and convenient lifestyle.

Norman Way,
Irchester,
NN29 7AT





Property Highlights

Nestled within a cul-de-sac on an established street, this well-presented property benefits from a desirable location whilst remaining highly accessible. The village centre is just a short 15-minute walk away, providing access to local amenities. For those commuting, excellent road links including the A509 and A45 are easily accessible, with Rushden Lakes offering extensive shopping and leisure facilities nearby. Wellingborough Train Station, with its popular commuter rail link to London, is also just a short drive away.

Enter through the uPVC front door into the welcoming Entrance Porch, featuring luxury vinyl tiled flooring and a door into the main living areas.

The generously sized Living/Dining Room is a beautifully appointed space, boasting a newly fitted carpet and attractive decor. A large window to the front elevation floods the room with natural light, creating a bright and inviting atmosphere. There is also a useful under-stairs storage cupboard and ample space to arrange furniture in a variety of ways.

Situated at the rear of the property, the Kitchen/Breakfast Room benefits from a desirable west-facing aspect, ensuring it is beautifully lit throughout the day. This practical space features ceramic tiled flooring, a door leading directly to the garden, stairs to the first floor, and a door connecting to the Living/Dining Room. The fitted kitchen offers an array of eye and base level units, complemented by ceramic tiled splashbacks and roll-top work surfaces, with a stainless steel sink. There is also space and plumbing for a washing machine, fridge freezer, and a freestanding cooker (available under separate negotiations).

The First Floor Landing is accessed via stairs from the kitchen with a newly fitted carpet and provides a spacious area with a hatch offering access to the loft. Doors lead to all first-floor rooms, which have all been recently updated and redecorated.

Upstairs, you will find Three Bedrooms, each featuring newly fitted carpets, LED downlights, and an abundance of natural light from their generous windows. The bedrooms located to the front elevation offer desirable views across the horizon, over neighbouring properties and towards the picturesque countryside beyond.

The Family Bathroom features ceramic tiled flooring, tiled splashbacks, a chrome heated towel radiator, and useful storage shelves. It comprises a three-piece suite including a low-level WC, a pedestal wash hand basin, and a panel-enclosed bath with a thermostatic shower over, complete with a rainwater style shower head and a convenient handheld attachment.

A substantial Oversized Garage provides additional parking or storage, featuring a manual up-and-over door to the front. It benefits from lighting, power sockets, and a convenient door and window to the rear, providing direct access from the garden.



Outside

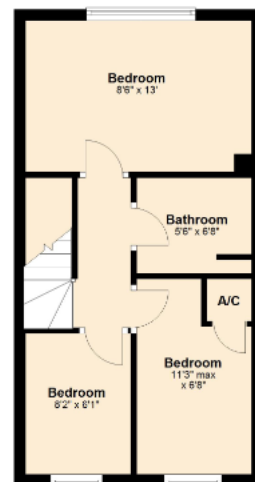
The property occupies a desirable position within an established cul-de-sac. A block-paved driveway to the front provides ample off-road parking and direct access to the front door.

The west-facing rear garden has been perfectly positioned to capture the sun throughout the day and into the evening, creating an ideal outdoor space. An extensive paved patio adjacent to the property offers a superb space for entertaining and al fresco dining. Beyond the patio, a lawn area extends to the rear, where a path leads to the oversized garage.

Ground Floor



First Floor



Total Area Measurements (Approx.)

House - 702.80 sqft / 65.29 sqm

Garage - 199.20 sqft / 18.51 sqm

Total - 902 sqft / 83.80 sqm



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.