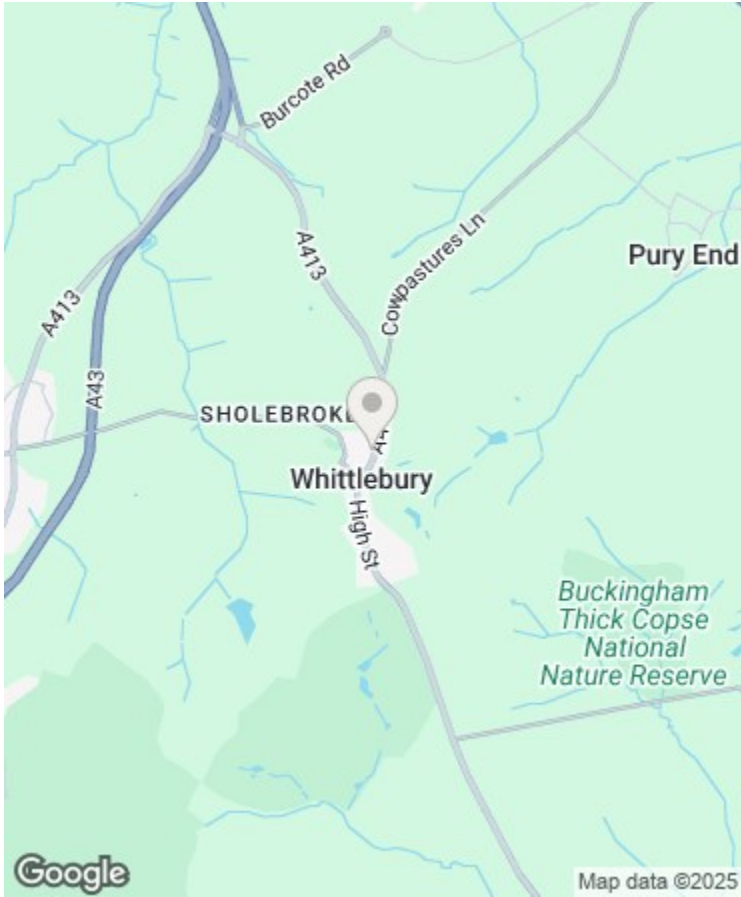




Directions

Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





SAINTS
ESTATE AGENTS

Approximate total area⁽¹⁾

1220.09 ft²

113.35 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



1 Vicarage Close, Whittlebury, NN12 8XR

£424,995

- Solar Panels
- Double Extension
- Four Double Bedrooms
- Large Driveway
- Opportunity for Development (STPP)
- Ensuite
- Perfect for Large Families
- Corner Plot

1 Vicarage Close, Whittlebury NN12 8XR

Welcome to Vicarage Close, Whittlebury - a charming property that offers a fantastic opportunity for those seeking a spacious and versatile home in a desirable location.

This delightful 4-bedroom house boasts a generous 1,744 sq ft of living space, providing ample room for comfortable living. The property features not only 4 double bedrooms but also a well-appointed bathroom and an ensuite for added convenience.

Ideal for large families. All the wardrobes shown in the photos will be staying in the house and also the shed is not included.

One of the standout features of this property is its large garden at the back, perfect for enjoying outdoor activities or simply unwinding in the fresh air. The double garage and large driveway, with space for up to 4 cars, ensure that parking will never be an issue for you or your guests.

Situated on a corner plot, this home benefits from plenty of natural light and a sense of privacy. The inclusion of solar panels not only helps reduce energy costs but also demonstrates a commitment to sustainability.

4

0

0

D

Council Tax Band: C



Kitchen
Double glazed window to side, raaeburn heating radiators, duel fuel, range of eye and base units, wood workservices, built in cooker, double glazed window to rear, sink mixer taps, door to lounge,

Lounge
Radiator, door to rear, feature fireplace, double glazed window to front.

Inner Hall
Double glazed door to hall, srff landing.

Dining Room
Double glazed window to front, double glazed window to side, door to kitchen, radiator.

Landing
Radiator, door to rooms, loft hatch.

Family Bathroom
Hand basin, Htr, shower cubicle shower, double glazed window to rear.

Master Bedroom
Space for wardrobes in dr

Ensuite
Low level wc, radiator, handbasin vanity under, bath, shower off taps, tiled around.

Bedroom 2
Double glazed window to front, double glazed window to side, radiator, door to cup

Bedroom 3
Radiator, double glazed window to front, door to cup.

Bedroom 4
Air cup to tank, double glazed window to rear, built in storage, radiator.

Rear Garden
Outside tap, vegetable patch, two greenhouses, patio area, part laid to lawn, shrubs plants around, access to front, shed.

Double Garage
2 metal up and over doors, inspection pit with lights, solar panel boxes, double glazed window to rear.