



Connells

Station Road
Irchester WELLINGBOROUGH



Property Description

Nestled in a peaceful village setting, this charming three-bedroom detached chalet bungalow offers a perfect blend of rural tranquillity and modern convenience. Boasting a spacious driveway with ample parking for up to six vehicles, as well as a garage, this property is ideal for families and those who enjoy entertaining guests.

Inside, the home opens to a large welcoming hallway, leading to a bright and airy lounge where you can relax and unwind. The expansive kitchen diner, a true heart of the home, is fully equipped and offers ample space for dining, making it a perfect spot for family meals or hosting friends. The convenience of a utility room and a downstairs WC adds to the home's practicality. There is also a dedicated home office, ideal for remote work or study.

The layout includes a ground-floor bedroom complete with an en-suite, offering a private retreat. Upstairs, you'll find two additional spacious double bedrooms, both filled with natural light, and a family bathroom.

Outside, the low-maintenance rear garden provides a secluded space for outdoor dining and leisure, requiring minimal upkeep so you can spend more time enjoying it. To the front, countryside views stretch beyond the horizon, creating a serene backdrop to your daily life.

Situated close to local amenities, this home is just a short stroll from the nearby Coop for essentials and the popular Carpenters Arms village pub. A bus service connects the village, and several schools, including Wollaston.

Entrance Hall

Double glazed door to front elevation and double glazed windows to rear and side elevations. Stairs rising to first floor. Radiator.

Kitchen Diner

25' 9" x 9' 10" (7.85m x 3.00m)

Double glazed windows to front and side elevations. Fitted kitchen with a range of wall and base units with work surfaces over and Belfast sink with tiling to water sensitive areas. Electric oven and induction hob with cooker hood over. Integrated dishwasher and radiator.

Utility Room

11' 10" x 8' 4" (3.61m x 2.54m)

Double glazed door to side elevation. Fitted with a range of base units with work surfaces over and stainless steel sink drainer with tiling to water sensitive areas. Plumbing for washing machine and wall mounted boiler.

Cloakroom

Double glazed window. Low level wc and vanity wash hand basin with tiling to water sensitive areas.

Lounge

14' x 11' 10" (4.27m x 3.61m)

Double glazed French doors to rear elevation, electric feature fire and radiator.

Bedroom One

13' 4" x 10' 10" (4.06m x 3.30m)

Double glazed window to rear elevation and radiator.

En-Suite To Bedroom One

Double shower, low level wc and vanity wash hand basin with tiling to water sensitive areas and ladder style radiator.

First Floor Landing

Double glazed Velux style window and storage cupboard.

Bedroom Two

15' 6" Max x 14' Max (4.72m Max x 4.27m Max)

Restricted Head Height. Double glazed window to rear elevation and double glazed velux style window. Eaves storage and radiator.

Bedroom Three

15' 5" Max x 9' 10" Max (4.70m Max x 3.00m Max)

Restricted Head Height. Double glazed window to front elevation, eaves storage and radiator.

Bathroom

Restricted Head Height. Double glazed velux style window. Bath, low level wc and vanity wash hand basin with tiling to water sensitive areas and radiator.









Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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