



Connells

Moorend Road
Yardley Gobion Towcester



Property Description

STUNNING BARN CONVERSION IN POPULAR VILLAGE LOCATION

This four bedroom detached home is pleasantly situated within the ever-popular village of Yardley Gobion and is offered for sale by Connells Estate Agents with NO UPPER CHAIN! The family orientated home benefits from downstairs cloakroom as well as ensuite shower room, double garage and three reception rooms. Its enclosed rear garden is of a great size and is well established providing privacy. Alongside all rooms being large and bright, even the hallway and landing are spacious meaning that this lovely characterful home can easily be adapted to any buyers requirements. The downstairs accommodation briefly comprises of entrance porch, hallway, downstairs cloakroom, 20FT lounge, conservatory, dining room, kitchen/ breakfast bar and utility room. The first floor holds the family bathroom, four great size bedrooms and the master bedroom benefits from an ensuite shower room. Externally, the rear garden is established with large hedges and shrubs and the gravel driveway can hold multiple vehicles. The double garage has electric and light as well as two electric up and over garage doors. ***CALL CONNELLS TODAY TO ARRANGE YOUR VIEWING***

Entrance Porch

Upvc front door. Tiled flooring. Two double glazed window to side aspects.

Entrance Hall

Two radiators. Carpet. Double glazed window to rear aspect.

Cloakroom

Close coupled w.c., wall mounted wash hand basin. Extractor fan. Tiled flooring. Radiator.

Lounge

20' x 13' 10" max (6.10m x 4.22m max)

Double glazed window to front aspect. Alcove. Gas fire. Carpet. Double glazed French doors to conservatory.

Dining Room

15' 2" x 11' 4" (4.62m x 3.45m)

Carpet. Radiator. Double glazed window to front aspect.

Kitchen

19' 11" x 8' 11" (6.07m x 2.72m)

Fitted kitchen with wall and base units with complimentary laminate work surface. Stainless steel one and a half bowl sink and drainer. Breakfast bar. Induction hob. Electric oven and grill with extractor hood over. Tiled flooring. Double glazed window to front aspect.

Utility Room

10' 4" max x 6' 8" max (3.15m max x 2.03m max)

Fitted wall and base units with complimentary laminate work surface. Two bowl stainless steel sink. Space for washing machine, fridge/freezer and tumble dryer. Tiled flooring,

Conservatory

12' 6" max x 11' 10" max (3.81m max x 3.61m max)

Exposed brick wall. Electric under floor heating. Double glazed windows and roof. Double glazed doors to side aspect.

First Floor Landing

Airing cupboard. Double storage cupboard. Carpet. Radiator. Double glazed window to rear aspect.

Bedroom 1

12' 4" plus door recess x 9' 11" up to wardrobes (3.76m plus door recess x 3.02m up to wardrobes)

Two double fitted wardrobes. Carpet. Radiator. Double glazed window to front aspect.

En Suite

Shower cubicle. Close coupled w.c., Vanity unit wash hand basin. Heated towel rail. Carpet. Double glazed obscure window to rear aspect.

Bedroom 2

13' 10" max x 11' 2" into wardrobes (4.22m max x 3.40m into wardrobes)

Fitted double wardrobes. Fitted single wardrobe. Carpet. Radiator. Double glazed window to front aspect.

Bedroom 3

12' 4" upto wardrobes x 8' 4" (3.76m upto wardrobes x 2.54m)

Fitted double wardrobes. Radiator. Carpet. Double glazed window to front aspect.

Bedroom 4

8' 5" upto wardrobes x 8' 11" (2.57m upto wardrobes x 2.72m)

Fitted double wardrobes. Carpet. Radiator. Double glazed window to rear aspect.

Bathroom

Panel bath. Enclosed coupled w.c. Vanity unit wash hand basin. Fitted storage. Heated towel rail.. Partly tiled. Radiator. Carpet. Double glazed obscure window to front aspect.

Outside

Front Garden

Stone patio steps to front door. Lawn area. Shrubs.

Rear Garden

Established trees, hedges and shrubs in borders. Lawn area. Storage shed.

Parking

Gravel parking for multiple cars.

Double Garage

19' x 15' 10" (5.79m x 4.83m)

Two up and over electric doors.









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

To view this property please contact Connells on

T 01908 563 993
E stonystatford@connells.co.uk

82 High Street Stony Stratford
 MILTON KEYNES MK11 1AH

EPC Rating: Awaiting

view this property online connells.co.uk/Property/SSD306661

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSD306661 - 0003