



Connells

Moorend Road
Yardley Gobion Towcester



Property Description

CONNELLS are delighted to welcome to the market this four-bedroom, family home which has been sympathetically extended to greatly improved the feel of the living spaces and flow throughout the house. This property has four double bedrooms including a fantastic master with ensuite bathroom. There is a spacious kitchen with quartz countertops and a range of integrated appliances, a large dining room and very generous living room. The gardens have been tastefully landscaped, with private seating areas and mature planting. To the front is another beautifully stocked garden with off road parking for numerous vehicles on the private driveway as well as a single garage.

Conveniently situated between Northampton and Milton Keynes with fantastic road and rail links, Yardley Gobion is a quintessential English village with plenty of stone and thatched cottages. Nestled in Northamptonshire countryside, this location is ideal for commuters who want access to miles of countryside. Local amenities include a local shop, allotments, playing fields, coffee-pot tavern, post office and off license. The local village school is highly recommended, and the village is within the catchment area for the Elizabeth Woodville School located in the nearby village of Roade as well as secondary private schools such as Stowe, Akeley Wood and Swanbourne.

Entrance Porch

Double glazed oak front door. Tiled floor. Recessed ceiling lights. Double glazed window to front aspect.

Entrance Hall

Timber front door. Oak flooring. Recessed lights. Oak skirting. Radiator. Double glazed window to front aspect.

Cloakroom

Low level w.c. Vanity wash hand basin. Part tiled. Radiator. Under floor heating. Coving to ceiling. Oak flooring. Obscure double-glazed window to front aspect.

Living Room

23' x 21' 2" (7.01m x 6.45m)
Oak flooring. Log burner. Recessed ceiling lights. Three radiators. Coving to ceiling. Double glazed French door to rear aspect. Two double glazed windows to rear aspect. Door to dining room. Doors to conservatory.

Dining Room

13' 11" x 9' 1" (4.24m x 2.77m)
Oak flooring. Radiator. Coving to ceiling. Double glazed French doors to rear aspect.

Kitchen

16' x 13' (4.88m x 3.96m)
Fitted shaker style units to wall and base with complimentary black Quartz counter tops and matching upstand. Under mounted one a half sinks with monobloc mixer tap. Smeg stove with five burner hob and hood over. Space for fridge/freezer. Integrated dishwasher and washer machine. Radiator. Tiled floor. Track lighting. Two double glazed windows to front aspect.

Utility Room

8' 11" x 5' 5" (2.72m x 1.65m)

Wall and base units with Quartz counter tops. Tiled floor. Plumbing for washing machine.

Conservatory

14' 6" x 10' 10" (4.42m x 3.30m)

Upvc construction. Ceramic tiled floor. Ceiling lights. Under floor heating. Double glazed glass roof.

First Floor Landing

Doors to bedrooms and family bathroom. Linen cupboard. Loft access.

Bedroom 1

15' 9" x 9' 11" to wardrobes. (4.80m x 3.02m to wardrobes.)

Fitted bespoke wardrobes with drawers. Carpet. Coving to ceiling. Two radiators. Two double glazed windows to rear aspect.

En Suite

Panel bath with electric shower over. Low level w.c., pedestal wash hand basin. Half tiled walls. Extractor. Oak flooring. Shaver point. Chrome towel rail. Obscure double-glazed window to side aspect.

Bedroom 2

13' 2" x 8' 9" (4.01m x 2.67m)

Carpet. Radiator. Double glazed window to rear aspect.

Bedroom 3

9' 7" x 9' 8" (2.92m x 2.95m)

Carpet. Radiator. Coving to ceiling. Double glazed window to front aspect.

Bedroom 4

9' 6" x 9' 2" (2.90m x 2.79m)

Carpet. Radiator. Double glazed window to front aspect.

Bathroom

Panel bath. Low level w.c. Vanity wash hand basin. Shower cubicle with electric shower. Recessed ceiling spotlights. Extractor. Chrome towel rail. Half tiled. Obscure double-glazed window to front aspect.

Outside

Front Garden

Block driveway. Lawn with wall and hedge to front.

Rear Garden

Mainly laid to lawn. Patio seating area. Hedge and fencing to boundaries. Summer house. Mature shrub and flower bed borders.

Garage

Up and over door.









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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Tenure: Freehold



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