



**Connells**

Hesketh Road  
Yardley Gobion TOWCESTER



# Hesketh Road Yardley Gobion TOWCESTER NN12 7TS

for sale  
**£399,000**



## Property Description

Charming 4-Bedroom Detached Family Home in Yardley Gobion

Nestled in the sought-after village of Yardley Gobion, near the vibrant town of Towcester, this beautifully upgraded 4-bedroom detached home offers spacious and versatile living ideal for family life.

As you step inside, you are welcomed by a convenient cloakroom and a bright study, perfect for working from home or as a hobby space. The generous lounge provides a comfortable retreat, while the heart of the home is undoubtedly the large kitchen-diner. This space is perfect for entertaining, with ample room for dining and direct access to the garden.

Upstairs, the property features four well-proportioned bedrooms, ideal for a growing family, and a stylishly finished family bathroom.

Outside, the home boasts a delightful rear garden, perfect for outdoor relaxation and play, along with a double length garage offering additional storage or workshop potential. To the front, a driveway provides ample parking for multiple vehicles.

Situated in the picturesque village of Yardley Gobion, with its charming community feel and proximity to Towcester's amenities, this property represents a fantastic opportunity to acquire a lovingly enhanced family home in a

desirable location.

Don't miss out-contact us today to arrange a viewing!

## Entrance Hall

Radiator

## Lounge

10' 9" x 18' 9" ( 3.28m x 5.71m )

Fireplace & Window to Front

## Kitchen

10' 9" x 18' 9" ( 3.28m x 5.71m )

Built in Oven, induction hob, extractor fan and wine cooler. Space for additional appliances Window to garden and window to front. Combi boiler.

Opening to Utility room

## Utility Space

Sink, plumbing for washing machine and door to garden.

## Study

13' x 6' 6" ( 3.96m x 1.98m )

Patio door to garden, Window to front, Laminate flooring

## Cloakroom

Window to garden, WC & Sink. Tiled Floor

### Bedroom 1

11' 4" x 12' 4" ( 3.45m x 3.76m )

Window to rear, Radiator and loft hatch

### Bedroom 2

8' 9" x 8' 3" ( 2.67m x 2.51m )

Window to front & side, Radiator and loft hatch

### Bedroom 3

8' 9" x 8' 3" ( 2.67m x 2.51m )

Window to front. 2 Storage Cupboards. Radiator.

### Bedroom 4

6' 4" x 8' 6" ( 1.93m x 2.59m )

Window to front. Radiator.

### Bathroom

Bath with overhead shower. WC and Sink. Radiator, tiled floor. Window to rear.

### Garage

28' 2" x 9' 10" ( 8.59m x 3.00m )

Door to rear, side door and up and over front door. Electricity supply.













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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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Property Ref: SSD306992 - 0006