



Connells

Malborough Way
Yardley Gobion TOWCESTER

Malborough Way Yardley Gobion TOWCESTER NN12 7TU

for sale offers in excess of
£460,000



Property Description

Connells are delighted to offer to the market a very well presented five-bedroom semi-detached family home of 1800 sq feet in the sought after village location of Yardley Gobion. This wonderful property boasts a kitchen, utility room, separate dining room, family room/reception room, lounge, and downstairs bathroom along with five bedrooms and double glazing throughout. Outside there is off road parking for one car to the front and multiple vehicles to the rear. The rear garden is mainly laid to lawn. This property also has the additional benefit of the double garage. Viewing is highly recommended to appreciate the size of this property.

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

Door to hall.

Entrance Hall

Radiator.

Lounge

17' x 10' 11" (5.18m x 3.33m)
Two double glazed windows to front aspect.

Dining Room

11' 1" x 17' 3" (3.38m x 5.26m)
Open fireplace. Double glazed window to front aspect.

Reception Room

11' 9" x 9' 8" max (3.58m x 2.95m max)
Double glazed window to rear aspect.

Kitchen

12' 11" x 8' 11" (3.94m x 2.72m)
Range of units to base and wall with complimentary worktop. Stainless sink. Double glazed window and door to rear aspect.

Bathroom

Panel bath with shower over. Close coupled w.c., pedestal wash hand basin. Double glazed window to rear aspect.

Utility Room

8' 3" x 7' 5" (2.51m x 2.26m)

Plumbing for washing machine. Stainless sink. Door to garage. Double glazed window to rear aspect.

First Floor Landing

Bedroom 1

17' 11" x 11' 1" (5.46m x 3.38m)

Two double glazed windows to front aspect.

Bedroom 2

6' 5" x 9' 7" (1.96m x 2.92m)

Double glazed window to rear aspect.

Bedroom 3

9' 10" x 7' 8" (3.00m x 2.34m)

Double glazed window to front aspect.

Bedroom 4

18' x 12' 5" (5.49m x 3.78m)

Two double glazed windows to side aspect.
Door to bathroom.

Bedroom 5

13' 4" x 10' (4.06m x 3.05m)

Double glazed window to front aspect.

Bathroom

Panel bath. Close coupled w.c., pedestal wash hand basin. Double glazed window to rear aspect.

Outside

Front Garden

Driveway parking for one car.

Rear Garden

Mainly laid to lawn. Patio area. Driveway to side.

Double Garage

12' 8" x 31' 3" (3.86m x 9.53m)

Window to front. Up and over doors to rear.









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

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EPC Rating: C

Tenure: Freehold

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