



Warren Road, Yardley Gobion, Towcester, NN12 7TR

welcome to

Warren Road, Yardley Gobion, Towcester

Situated in YARDLEY GOBION, this home offers a peaceful lifestyle while remaining within easy reach of Towcester and excellent transport links, with generous living space, a one-bedroom annex, ample parking, this property is perfect for families or those seeking additional accommodation.

Entrance Porch:

Radiator.

Entrance Hall:

Radiator and doors to all rooms:

Study Area:

Built in storage and radiator.

Living Room:

17' x 10' 10" (5.18m x 3.30m)

Fireplace with surround and hearth, radiator and door to sun room:

Sun Room:

9' 5" x 10' 4" (2.87m x 3.15m)

Double glazed doors to rear aspect, radiator and sky light.

Dining Room:

16' Max x 13' 8" Max (4.88m Max x 4.17m Max)

Double glazed bi-fold doors to rear aspect, radiator and double glazed doors.

Kitchen:

12' 7" Max x 10' 9" Max (3.84m Max x 3.28m Max)

Fitted with a range of units to both base and eye level with worksurfaces over, sink with mixer taps, double oven, gas hob with extractor fan over, built in fridge freezer, space for dishwasher and tumble dryer and double glazed window to front and rear aspects.

Downstairs Bathroom:

Suite comprising: Bath, vanity unit with WC and wash hand basin, heated towel rail and double glazed window.





Landing:

Doors to all rooms:

Bedroom One:

8' 6" x 15' 1" (2.59m x 4.60m)

Fitted wardrobes, radiator and double glazed window to rear aspect.

Bedroom Two:

11' 1" x 9' 8" (3.38m x 2.95m)

Fitted wardrobes, radiator and double glazed window to side aspect.

Bedroom Three:

10' 5" Max x 10' 8" Max (3.17m Max x 3.25m Max)

Radiator and double glazed window to front aspect.

Bathroom:

Suite comprising: Shower cubicle, WC, vanity unit with wash hand basin, heated towel rail and double glazed window to rear aspect.

Outside:

Front:

Driveway provides off road parking for multiple vehicles, ensuring convenience and ease of access.

Rear:

Mainly laid to lawn with mature shrubs, flower borders and patio area. Pathway leading to a garage and a self-contained one-bedroom annex, ideal for guests and extended family.

Garage:

Annex:

This well presented, one bedroom annexe offers a perfect blend of modern convenience and cozy living. Featuring an open plan kitchen, living, and dining area, the space is designed for both functionality and comfort. The property also boasts a spacious double bedroom and a well-appointed bathroom.



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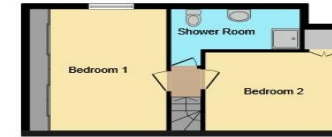
- ONE BEDROOM ANNEX TO REAR
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- GARAGE
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

£450,000



Ground Floor



First Floor



Annex

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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STS103517 - 0004

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