



High Street, Irchester NN29 7AA

welcome to

High Street, Irchester

A generous proportioned three bedroom detached family home, occupying an elevated plot offering spacious family living accommodation. The property boasts a sought after village location, two reception rooms, kitchen/breakfast room, two bathrooms, three generous bedrooms and double garage.



Entrance Hall

Part frosted double glazed door to front with matching side panel, wood laminate flooring, stairs rising to first floor landing, coving to ceiling.

Lounge

20' 1" x 11' 10" (6.12m x 3.61m)

Double glazed windows to side and front, dado rail, wood laminate flooring, coving to ceiling, feature fireplace.

Dining Room

12' 7" x 11' 4" (3.84m x 3.45m)

Double glazed window to front, dado rail, wood laminate flooring coving to ceiling, radiator.

Bathroom

Frosted double glazed window to side. Suite comprising low level WC, pedestal wash hand basin, built-in double shower cubicle, tiled splash backs and floor, wall mounted heated towel rail.

Kitchen

17' x 11' 9" (5.18m x 3.58m)

Double glazed window to rear. Kitchen comprising double bowl stainless steel sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor, wall mounted boiler, plumbing for washing machine and dishwasher, coving to ceiling, radiator.

Rear Lobby

Part glazed door to rear, wood laminate flooring.

First Floor Landing

Hatch to loft (with ladder and boarded).

Bedroom One

12' 11" x 12' 9" (3.94m x 3.89m)

Double glazed window to front, two built-in walk-in eaves storage cupboards/wardrobes, radiator, coving to ceiling.

Bedroom Two

12' x 10' 4" (3.66m x 3.15m)

Double glazed window to rear, radiator.

Bedroom Three

12' x 11' 3" (3.66m x 3.43m)

Double glazed window to side, radiator, built-in storage cupboard, coving to ceiling.

Bathroom

Double glazed window to side. Suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, tiled splash backs.

Outside Rear Garden

Side pedestrian access, paved patio area, step to lawned area, pond, two green houses, timber framed lean to, flower and shrub borders, shared bin store area.

Drive

Providing parking for two/three vehicles.

Double Garage

19' 11" x 14' 10" (6.07m x 4.52m)

Up and over doors to front, light, power and water connected.

Lean- To

13' 11" x 7' 9" (4.24m x 2.36m)

Timber framed with double glazed window to side, double glazed patio door to front, light and power connected.

Storage Area

7' 9" x 5' 10" (2.36m x 1.78m)



view this property online williamhbrown.co.uk/Property/WBR113116



welcome to

High Street, Irchester

- Three bedroom detached family home
- Spacious family living accommodation
- Generously proportioned
- Two bathrooms and two reception rooms
- Double garage

Tenure: Freehold EPC Rating: D

£330,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113116



Property Ref:
WBR113116 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk