



1 Orland Way, Flore, Northamptonshire, NN7 4PY

HOWKINS &
HARRISON

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Northamptonshire, NN7 4PY

Offers in Excess of: £675,000

A well appointed double fronted detached family home built in 2018 situated in the sought after village of Flore, boasting five bedrooms, two en-suites and family bathroom, walk-in wardrobe/dressing rooms, large kitchen/diner, three reception rooms and detached double garage with off road parking.

Features

- Well presented detached family home
- Five bedrooms
- Village location of Flore
- Family bathroom & two en-suites
- Walk-in wardrobes
- Modern kitchen/family/dining room
- Separate study and sitting room
- Downstairs cloakroom/utility
- Double garage & off road parking for several vehicles
- Landscaped rear garden
- Energy Rating -B



Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a Post Office, Newsagents and general stores, village hall, recreation ground and public house. There are bus services to Northampton and Daventry. Also within the village is the Church of England Primary School with secondary education at Campion School in Bugbrooke. The village is well placed for access to the M1 junction 16 approximately two miles away and the A5 at nearby Weedon one mile away.



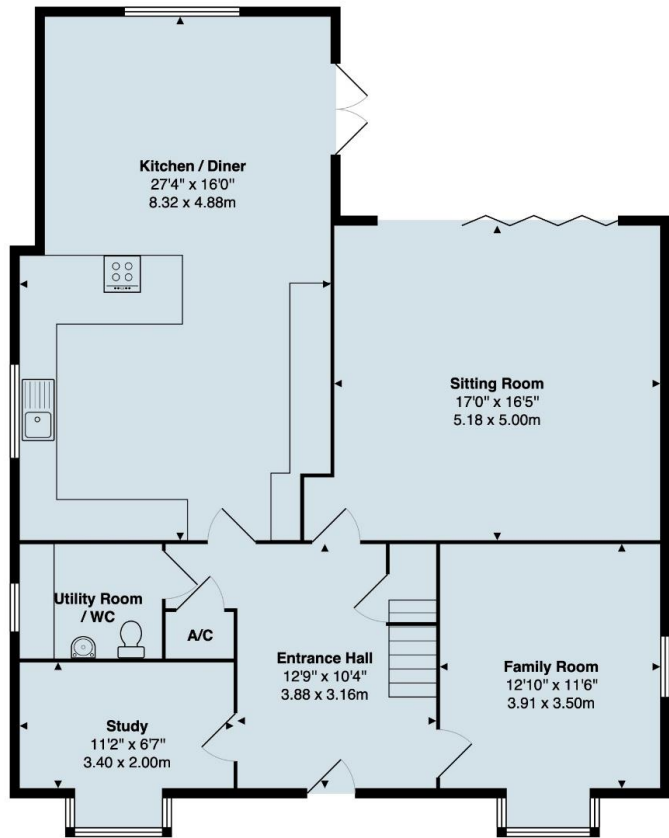
Ground Floor

The accommodation is entered through a modern UPVC composite door into the hall where quality Amtico wood effect flooring continues into the kitchen/dining room and sitting room, cupboards and stairs that rise to the first floor accommodation and doors off to all principal rooms as well as the cloak room/utility with WC, wash basin and cabinets housing the integrated washing machine and gas fired boiler. The three reception rooms consist of a sitting room with bi-fold Upvc doors out to the garden, and two bay fronted rooms suitable for home office and play room/reception.

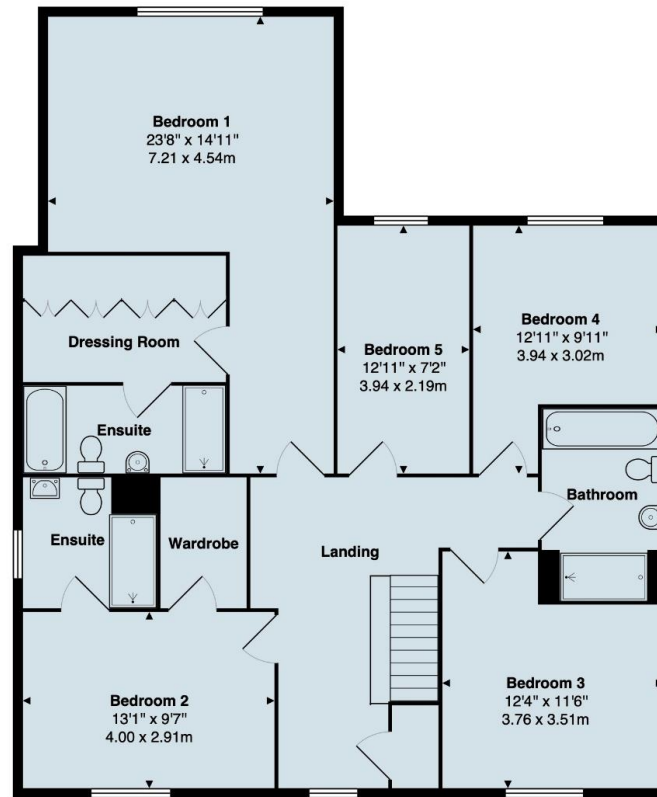
The kitchen/dining room has a range of modern shaker style cabinets, working surfaces incorporating a 1.5 sink unit, induction hob with extractor over, integrated appliances including a larder style fridge and freezer, double oven, dishwasher and spacious seating area with UPVC French doors onto the rear garden.

First Floor

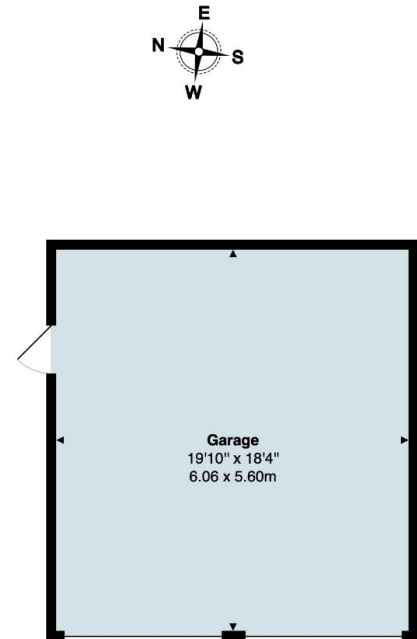
The first floor landing has doors off to all rooms, the master bedroom enjoys a dressing area with built in wardrobes and en-suite with bath, shower cubicle, WC and wash basin, with bedroom two enjoying similar walk in wardrobe and en-suite shower room, there are three further double bedrooms and family bathroom with shower cubicle, bath, WC and wash basin.



Ground Floor
Area: 1158 ft² ... 107.6 m²



1st Floor
Area: 1140 ft² ... 105.9 m²



Total Area: 2298 ft² ... 213.5 m² (excluding garage)
All measurements are approximate and for display purposes only



Outside

Front

The front of the property is laid to lawn with privet hedging overlooking green space, a large block paved driveway with parking for several vehicles and detached double garage with side gated access.

Rear

A low maintenance rear garden mainly laid to lawn on a raised sleeper bed with fitted lighting, wooden deck seating area, enclosed by fence panelling and access to the garage.



A well presented and spacious family home located in the sought after village location of Flore.





Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact Tel: 01327-316880

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council
Tel:0300-126700

Council Tax Band- G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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