

# Woodford & Co.

PROPERTY CONSULTANTS & AUCTIONEERS



15 SUTTON ROAD  
OUNDLÉ

£525,000  
FREEHOLD

A great family house with versatile living space, four bedrooms, garden, double garage and plenty of parking, set within a short walk of the town centre. No chain.



- A great family home • Four bedrooms • Double garage and parking • Good garden • Close to town centre • No chain

This modern detached house is set upon the popular Ashton Manor development, within walking distance of Market Place and the many of the town's facilities. The property has been extended and altered to create a superb family home with versatile living space, including a fabulous live-in kitchen, three further reception rooms and four bedrooms. Sitting back from the roadside the house also has plenty of garden space and a wide drive providing parking in front of the double garage.

The front door opens to the hall. The study, with fitted furniture is off to the left, and this has a view over the front garden. The guest cloakroom / WC is adjacent. The sitting room enjoys a double aspect with a window to the front and patio doors opening to the rear garden. A fireplace with gas insert is a cosy focal point. The dining room, with a French door to the garden, is set next to the kitchen, and could serve equally as well as a playroom or snug, as the live-in kitchen is amply sized for formal dining if desired.

The kitchen is very much the heart of this family home. There are ample wall and base units with plenty of worksurfaces and inset sink. Integrated

appliances include electric ovens, a gas hob, a dishwasher and the fridge. The room has been extended to offer space for dining and relaxation, with doors opening to the garden. The utility room offers further storage and a sink, as well as space for the usual appliances. A door opens to the drive.

The first floor landing is light, with a window to the front. Doors lead off to each of the four bedrooms, three of which have use of the family bathroom. The principal bedroom suite is superb, with plenty of bedroom space, a dressing area with storage, and an ensuite shower room / WC.

The property is set well-back from the roadside, with high hedging partially obscuring the front garden, giving a degree of privacy. The tarmac drive to the side provides plenty of parking and leads on to the double garage, which is accessed via a pair of up and over doors. Power and light are connected within and a door opens to the garden.







**Total Approx Gross Internal Floor Area = 162 sq/m (1740 sq/ft)**  
**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+)                                       |                         |           |
| (81-91)                                     |                         |           |
| (69-80)                                     |                         |           |
| (55-68)                                     |                         |           |
| (39-54)                                     |                         |           |
| (21-38)                                     |                         |           |
| (1-20)                                      |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Woodford and Company  
 12 Market Place  
 Oundle  
 Peterborough  
 PE8 4BQ

01832 274732  
 info@woodfordandco.com

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