



**MARK BELCHER**  
ESTATE AGENTS

6 Oak Drive, WOODFORD HALSE,  
Northants NN113NG

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**£329,950 Freehold**

A four bedroomed detached house, situated in the popular village of WOODFORD HALSE with SINGLE DETACHED GARAGE. The property briefly comprises of four bedrooms, ENSUITE, bathroom, lounge, kitchen/ family room, single garage, parking for three vehicles front and rear gardens and benefits from UPVC double glazing and gas central heating. EPC = D

**Location**

Woodford Halse is a larger than average village with a greater selection of amenities than normal including numerous shops, post office, library, primary school and Parish church. The village is surrounded by rural countryside with places of interest nearby including Sulgrave Manor, the ancestral home of George Washington and the beauty spots of Badby Woods and Fawsley Park. Both Banbury and Daventry are approximately eight miles distant, together with the M40 Junction 11. The M1 is approximately twelve miles north at junction 16, Daventry. There is a railway service from Banbury to London Marylebone



## Entrance

UPVC double glazed door to

## Entrance Hall

UPVC double glazed window to side aspect, stairs rising to first floor, single panel radiator, coved ceiling, wooden flooring,

## Cloakroom

UPVC double glazed windows to front aspect. Low level w.c., wash hand basin with vanity unit under, vinyl flooring, tiled splash back, chrome heated towel rail.

## Open Plan Lounge

18'0" x 16'5" reducing to 11'1" (5.49m x 5.00m reducing to 3.38m)

Continuation of wooden flooring, UPVC double glazed window to rear aspect, UPVC french doors door to rear garden double panel radiator, coved ceiling, Adams style fireplace with wooden surround marble hearth and backing gas flame affect fire in front.

## Kitchen/Family Room

18'0" x 17'7" reducing to 12'2" (5.49m x 5.36m reducing to 3.69m)

A refitted traditional kitchen with built in appliances to include two stainless steel ovens, five ringed gas hob with extractor over, dishwasher, space and plumbing for washing machine, space for american style fridge freezer, Belfast sink with mixer tap over, wooden work surfaces, tiled floor, two UPVC windows to front aspect, single panelled radiator, breakfast bar, UPVC french doors to rear garden and UPVC door to side access.

## Landing

UPVC double glazed window to front aspect, airing cupboard housing, coved ceiling, white panelled doors to all first floor accommodation.

## Bedroom One

17'10" x 10'0" (5.44m x 3.05m)

UPVC double glazed windows to rear and side aspect, single panel radiator, built in cupboard over stairs, fitted bedroom furniture, double wardrobe white door to:

## Ensuite

8'11" x 4'8" (2.72m x 1.42m)

Refitted three piece suite comprising, panelled bath with shower and screen, wash hand basin with vanity unit under, low level



w.c., chrome heated towel rail, frosted double glazed window to front aspect. Full height tiling to walls and a tiled floor.

## Bedroom Two

11'4" x 8'8" (3.45m x 2.64m)

UPVC double glazed window to rear aspect, single panel radiator.

## Bedroom Three

9'0" x 7'1" (2.74m x 2.16m)

UPVC double glazed window to front aspect, single panel radiator

## Bedroom Four

8'7" x 7'2" (2.62m x 2.18m)

UPVC double glazed window to rear aspect, single panel radiator.

## Bathroom

7'4" x 5'8" (2.24m x 1.73m)

A three piece suite comprising, panel bath with shower over, pedestal wash hand basin low level w.c., frosted UPVC double glazed window to front aspect. Chrome heated towel rail, partial tiling to walls.

## Outside

### Front

Garden mainly laid to lawn with various shrubs. Tarmac driveway with parking for three vehicles, leading to:

### Single Detached Garage

Metal up and over door power and light connected eaves storage

### Rear

A well maintained garden mainly laid to lawn with flower and shrub border, paved patio area, enclosed by timber panel fencing, and brick wall

To arrange a viewing please call  
01327 264111

#### DRAFT DETAILS

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property. The mention of any appliances and/or services within these details does not imply they are in full and efficient working order. Fixtures and fittings mentioned in draft particulars are not confirmed as being included in the sale.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

#### MORTGAGE INFORMATION

We can arrange for you to receive free independent mortgage advice. Please call to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

#### VIEWING ARRANGEMENTS

Please call us to make an appointment to view this property. We are open:

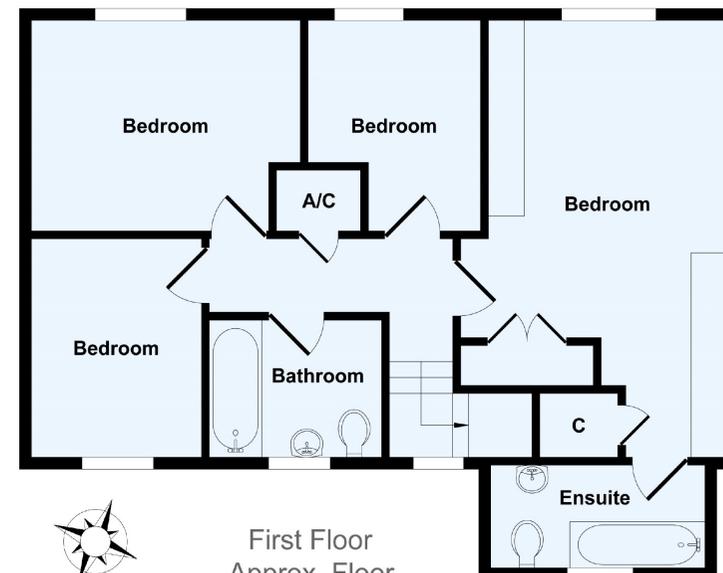
<b>Monday to Friday</b>	9.00 am - 6.00 pm
<b>Saturday</b>	9.00 am - 4.00 pm
<b>Sunday</b>	CLOSED

#### PROPERTY VALUATIONS

We have some of the most experienced property valuers and would welcome the opportunity to carry out a FREE VALUATION and MARKET APPRAISAL of your home. Valuation appointments available seven days a week.



Ground Floor  
Approx. Floor  
Area 52.0 Sq.M.  
(560 Sq.Ft.)



First Floor  
Approx. Floor  
Area 52.0 Sq.M.  
(560 Sq.Ft.)



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