



MARK BELCHER
ESTATE AGENTS

5 Kingfisher Close, WOODFORD HALSE,
Northants NN11 3EL

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£269,950 Freehold

A WELL PRESENTED THREE BEDROOM DETACHED property in the popular village of Woodford Halse. The property benefits from a CUL DE SAC LOCATION a wrap around garden and REPLACEMENT UPVC DOUBLE GLAZED WINDOWS. The property briefly comprises of; Lounge, kitchen/diner, cloakroom, three bedrooms with ENSUITE TO MASTER BEDROOMS, bathroom, front and rear gardens, single garage and off road parking for two cars. EPC = C

Location

Woodford Halse village is situated approximately 10 miles southwest of Daventry and 15 miles northeast of Banbury. The village is one of three in the parish of Woodford cum Membris, the others being Hinton and West Farndon which are separated from Woodford Halse by the infant River Cherwell. Within Woodford Halse itself is an abundance of local amenities including primary school, pharmacy, newsagent, small supermarket, butcher, grocer, takeaway food, post office, garage and MOT centre as well as a variety of local community groups, clubs and societies. Its position also renders it popular with commuters as it lies directly between the M1 and M40 motorways with rail services also being accessible from both Banbury and Northampton stations.



Entered Via

UPVC composite door set under a canopy storm porch, into hallway

Entrance Hallway

UPVC double glazed window to front aspect, wooden panelled doors to cloakroom and lounge, stairs rising to first floor, under stairs storage space, double panel radiator, smoke alarm, coved ceiling, wood laminate flooring.

Cloakroom

Fitted with a two piece suite comprising of low level wc and wash hand basin, tiling to water sensitive areas, single panel radiator, wood laminate flooring, opaque UPVC double glazed window to side aspect.

Lounge

15'2" x 10'11" (4.62m x 3.33m)

Television point, sliding patio doors leading out to conservatory, coved ceiling, double panel radiator, wood panel door into kitchen/diner, wood laminate flooring.

Conservatory

16'5" x 6'0" (5.00m x 1.83m)

UPVC double glazed conservatory with polycarbonate roof, set on brick dwarf wall, double doors leading to rear garden, wood laminate flooring.

Kitchen/Diner

17'7" x 8'9" (5.36m x 2.67m)

Refitted with a range of eye level and base units with rolled edge work surfaces over, sink and drainer with mixer tap over, built in induction hob with extractor over, space and plumbing for a slimline dishwasher, ceramic tiled floor space for up right fridge freezer, UPVC double glazed window to rear aspect, UPVC double glazed door leading to conservatory, built in Zanussi Double oven, downlighters, breakfast bar, coved ceiling.

Landing

Wooden panelled doors to all three bedrooms and the bathroom, access to loft.

Bedroom One

11'09" x 8'10" (3.58m x 2.69m)

UPVC double glazed window to front aspect, single panel radiator, television point, telephone point, wooden panelled door into en suite.

Ensuite

Fitted with a three piece suite comprising of fully enclosed shower cubicle, low level w.c, pedestal wash hand basin, tiling to water



sensitive areas, ceramic tiled floor, single panel radiator, extractor, shaver point, heated towel rail, Opaque UPVC double glazed window to rear aspect.

Bedroom Two

11'1" x 7'6" (3.38m x 2.29m)

Cupboard housing Baxi combi boiler, single panel radiator, UPVC double glazed window to front aspect.

Bedroom Three

9'7" x 7'8" (2.92m x 2.34m)

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

Bathroom

Fitted with a three piece suite comprising panelled bath with mixer shower over, shower screen, low level w.c, pedestal wash hand basin, full height tiling above the bath, ceramic tiled floor, extractor, shaver point, Opaque UPVC double glazed window to rear aspect.

Outside

Front

Mainly laid to lawn with a variety of shrubs and plants, footpath to front door, gated pedestrian access to the side of property leading to the rear garden, driveway providing off road parking for two cars leading to a single garage.

Single Garage

Metal up and over garage door, power and light connected, eaves storage.

Rear

A private rear garden mainly laid to lawn with planted beds and borders, flowers and plants, enclosed by timber panel fencing. Decked patio area.

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.

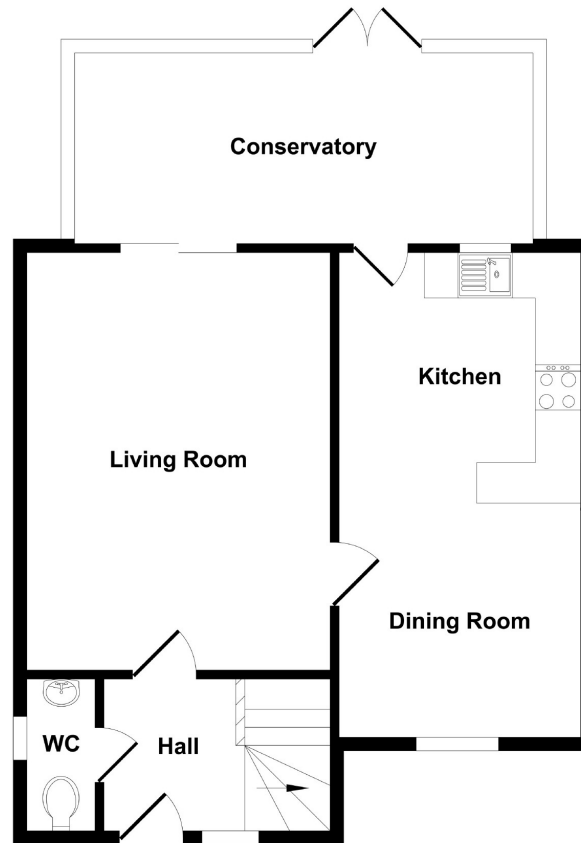
VIEWING ARRANGEMENTS

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

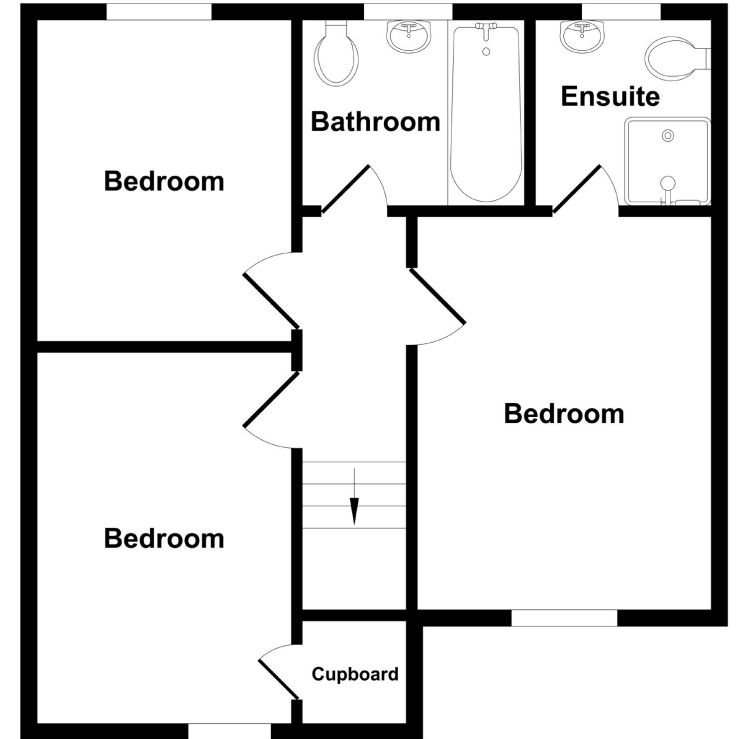
Monday to Friday	9.00 am - 6.00 pm
Saturday	9.00 am - 4.00 pm
Sunday	CLOSED

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 47.12 Sq.M.
(507 Sq.Ft.)



First Floor
Approx. Floor
Area 36.01 Sq.M.
(388 Sq.Ft.)



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