



Mill Road, Woodford
£250,000 Freehold

**Sharman
Quinney**

Key Features



- Village Location - 3 Bedroom End of Terrace - Extended Home
- Expansive Landscaped Garden, suitable for Extension STPP
- Ground floor shower wet room with w.c. First - floor Bathroom
- Spacious Lounge and connecting Kitchen Dining Room/open plan dining family room
- Remodelled Stylish fitted Kitchen, with fitted appliances

The East Northamptonshire village of Woodford, benefits from excellent road links to the A14, Cambridge and the Central Midlands. Train services available to London are available from Huntingdon, Kettering, Wellingborough to London St Pancras/ Kings Cross in around 1 hour.

The property briefly comprises: Entrance Hallway with staircase to the first - floor accommodation. Connecting internal doors to the lounge with feature fireplace - housing a gas-fired wood burner, with convincing flame effect. A further door leads to the refitted kitchen (2023) and connecting family room.



The attractive stylish kitchen features a central Island with space for seating and a number of fitted appliances, including a double eye-level oven, hob, dishwasher and space for fridge, deep pan draws and sliding food larder, attractive complimenting work surfaces finish the stylish design perfectly. The rear facing extension (former conservatory) has a solid roof and plastered ceiling, flooded with light from the rear elevation. In addition, there's a ground floor wet room and w.c.

The first-floor landing provides an airing cupboard housing the upgraded Gas fired central heating - combination boiler and access to the loft via a ceiling hatch. There are two double bedrooms, the principal bedroom has two sets of fitted double wardrobes and the third and a study/ single bedroom. The family bathroom has a bath with shower over w.c. and tiled to splash areas with a tiled floor.

Prompt viewings are highly recommended.

Ground Floor

Hallway

Lounge: - 20'6 x 11'8 (6.28m x 3.38m)

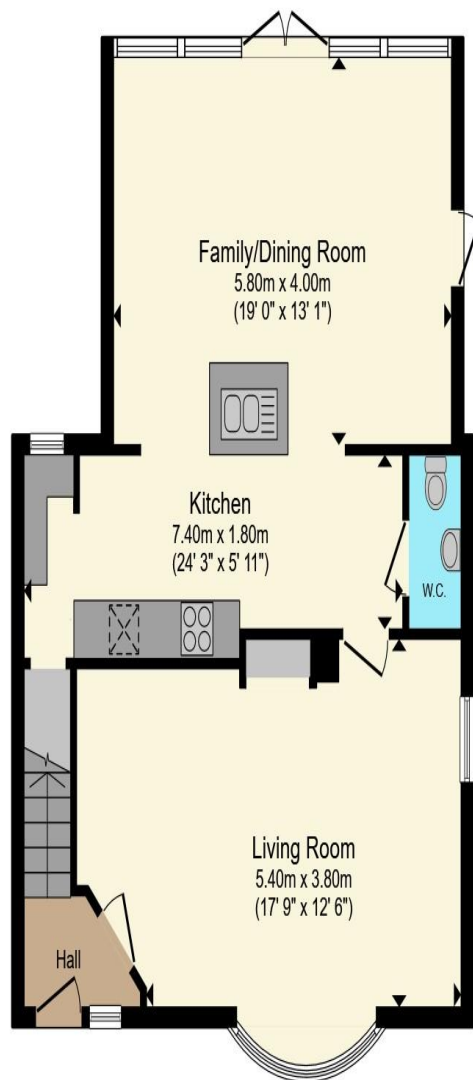
Kitchen/Dining - 20'8 x 20'6 (6.34m x 6.29m)

Wet room/wc.

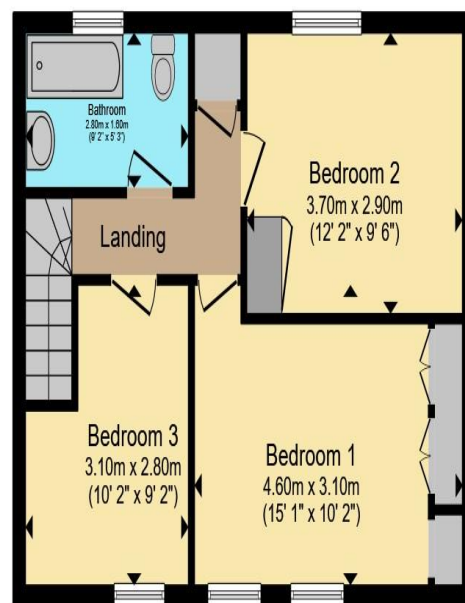
First Floor

Bedroom One: - 12'7 x 8'7 (3.90m x 2.68m) To Fitted Wardrobes





Ground Floor



First Floor

Total floor area 110.4 m² (1,188 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Bedroom Two: - 11'7 x 9'1 (3.58m x 2.80m)
Bedroom Three: -10'10 x 5'7 (3.08m x 1.74m)
Family Bathroom - Three-piece Bathroom

Outside

Front

The property benefits from a good-sized frontage, easily accommodating parking for multiple vehicles. Gated side access.

Rear

The rear garden has been landscaped extending from paved entertaining patio planting areas. The garden is well-stocked with shrubs and planted borders. Gated side access and a timber tool shed.

To view this property call Sharman Quinney on:
01832 735589

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