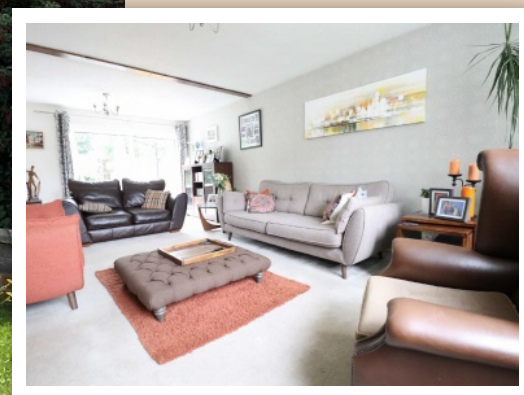




Situated in a CUL-DE-SAC LOCATION in the SOUGHT AFTER VILLAGE OF KILSBY is this VERY WELL PRESENTED and EXTENDED detached family home. With SPACIOUS ACCOMMODATION comprising of entrance porch and hallway, STUDY, cloakroom, 23'10" DUAL ASPECT LOUNGE, kitchen, 15'8" DINING ROOM, utility room, FOUR BEDROOMS and a family bathroom. Outside is a lovely rear garden offering a good degree of privacy, front garden, double width driveway and single garage. Other benefits include UPVC DOUBLE GLAZING THOROUGHOUT and oil fired central heating. VIEWING IS ADVISED. Fast Find - 13971, EPC - D



fast find
13971

Daventry Office

01327 311222

10-12 Oxford Street, Daventry, Northamptonshire, NN11 4AD

sales@tremaynes.co.uk



26 photos available
on our **Website**



2 floorplans available
on our **Website**

£375,000

4 Cowley Way, KILSBY

Entered Via

A part glazed door with inset decorative glazing and matching window to one side and opening into :-

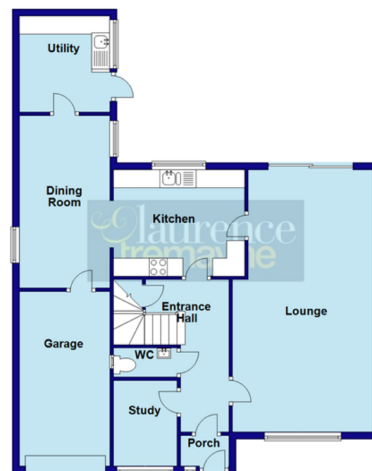
Entrance Porch 4'5" x 2'9" (1.35m x 0.84m)

Wooden floor and with timber framed glazed door with full length windows either side, opening into :-

Entrance Hallway

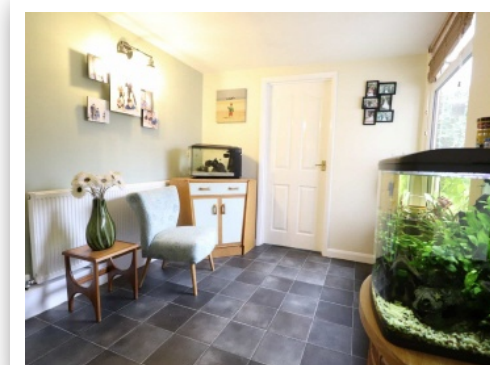
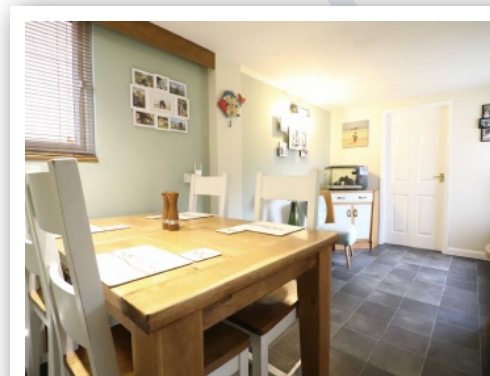
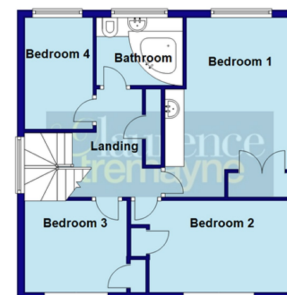
A nice size central hallway with wooden flooring, single panel radiator, hanging space for coats, smoke alarm, stairs rising to first floor landing with storage cupboard under and oak balustrades with contrasting white handrail, part glazed wooden doors to study and kitchen, wooden doors to

Ground Floor



Total area: approx. 139.1 sq. metres (1497.2 sq. feet)

First Floor



lounge and :-

Study 7'9" x 5'9" (2.36m x 1.75m)

A useful space with Upvc double glazed window to front aspect and single panel radiator

Cloakroom

Fitted with a white two piece suite comprising of a concealed cistern WC with chrome push-flush and rectangular wash hand basin with chrome mixer tap, single panel radiator, extractor fan, window to side aspect

Lounge 23'10" x 12'8" reducing to 11'3" (7.26m x 3.86m reducing to 3.43m)
A fantastic size dual aspect reception room which has television and

telephone points, two double panel radiators, Upvc double glazed window to front aspect and sliding Upvc double glazed patio doors giving access to the patio area of the rear garden, wooden door to :-

Kitchen 12'4" x 9'0" (3.76m x 2.74m)

Fitted with a range of cream shaker style eye and drawer line base level units with work surfaces and upstands over. Integrated dishwasher, integrated stainless steel electric oven with electric hob over with feature glass

splash back and stainless steel extractor fan above, inset ceramic one and a half bowl single drainer sink unit with chrome mixer tap over, Upvc double glazed window to rear aspect, part glazed wooden door back to entrance hall and archway to :-

Dining Room 15'08" x 8'2" (4.78m x 2.49m)

A spacious dual aspect and dual purpose room with vinyl flooring, two single panel radiators, Upvc double glazed windows to both side aspects,



inset spotlights, wall light point, white panel doors giving access to garage and :-

Utility Room

An spacious room which is fitted with two base units with rolled edge work surfaces over with tiling above and a full height cupboard to one corner. Space and plumbing for washing machine and tumble drier, space for full height fridge freezer, inset stainless steel single drainer sink unit with mixer tap over, vinyl flooring, Upvc double glazed window and door to rear garden

Landing

With oak balustrades and handrail to the top of the stairs, Upvc double glazed window to side aspect, white panel doors to all upstairs



accommodation and airing cupboard which measures 5'10" x 1'3"

Bedroom One 15'0" x 11'4" reducing to 9'0" (4.57m x 3.45m reducing to 2.74m)

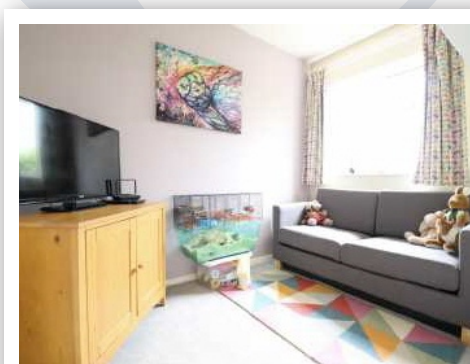
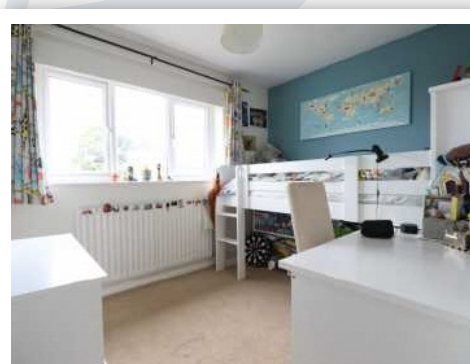
A good size main bedroom with built in double wardrobes to one corner and a vanity unit with inset wash hand basin with storage cupboard under and deep shelf next to it creating a dressing table and with

Bedroom Two 14'3" x 7'11" (4.34m x 2.41m)

Another double bedroom with built in wardrobe, Upvc double glazed window to front aspect with single panel radiator under

Bedroom Three 9'8" x 8'0" (2.95m x 2.44m)

A further double bedroom with built in wardrobe, Upvc double glazed window



Daventry Office

01327 311222

10-12 Oxford Street, Daventry, Northamptonshire, NN11 4AD

sales@tremaynes.co.uk

4 Cowley Way, KILSBY

to front aspect with single panel radiator under

Bedroom Four 9'1" x 6'5" (2.77m x 1.96m)

Upvc double glazed window to rear aspect with single panel radiator under

Bathroom 7'8" x 6'3" (2.34m x 1.91m)

Fitted with a white three piece suite comprising of a corner bath with central chrome mixer tap and mains shower over with folding shower screen, vanity unit with inset wash hand basin with central chrome mixer tap and concealed cistern WC with chrome push flush, full tiling to all walls, wooden flooring, tall chrome heated towel rail, frosted Upvc double

glazed window to rear aspect

Outside

Front

Laid to lawn with a driveway to one side providing off road parking for two vehicles side by side

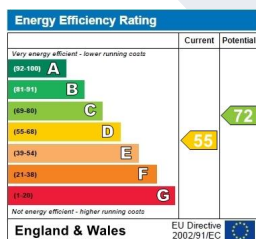
Single Garage 15'10" x 8'4" (4.83m x 2.54m)

With metal up and over door, frosted Upvc double glazed window to side aspect, personnel door giving access to the house

Rear

A lovely rear garden which offers a good degree of privacy and has a spacious paved patio running to the rear of the property with the remainder of the garden being laid to lawn which is retained with timber sleepers and with planted borders, outside tap, enclosed by timber fencing

Viewing strictly by appointment with the agent



Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

Daventry Office

01327 311222

10-12 Oxford Street, Daventry, Northamptonshire, NN11 4AD

sales@tremaynes.co.uk

4 Cowley Way, KILSBY