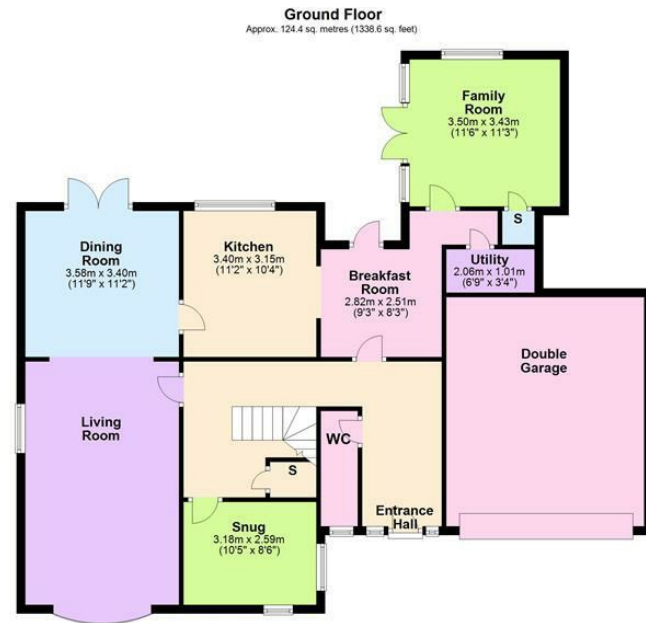


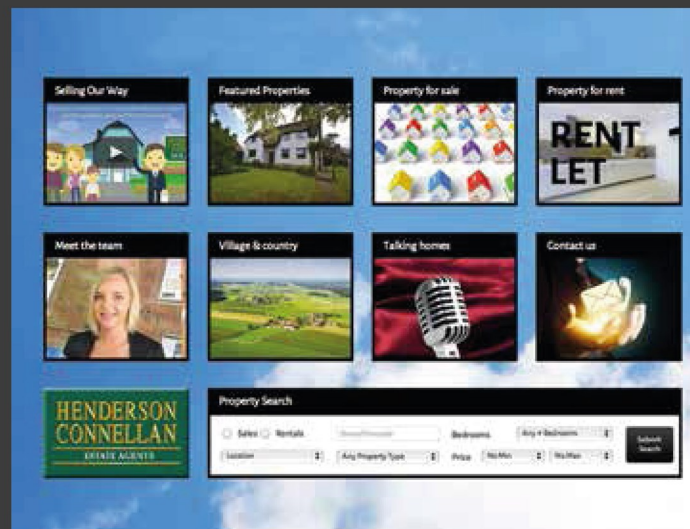
# Floorplans and Measurements



Total area: approx. 187.9 sq. metres (2022.2 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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## Country Living





4, De Capel Close,  
Woodford, NN14 4HR



### Village

Woodford is a small village with post office, general shop, pub, school, doctors' surgery, hair dressers, Snooker club, The Buttery café and restaurant and the Woodford Sports and social club, along with lovely countryside and riverside walks.







## "Country Living"

Discreetly positioned, just off The Green, within this small select cul de sac, this fabulous, extended detached home offers wonderful far reaching distant views of rolling countryside. The generous interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, a versatile study/snug, living room with elegant fireplace enjoying the warmth of a roaring open fire. There are formal dining room, utility room and a free flowing kitchen/breakfast room with range cooker and connecting with the family room with views over the garden, an ideal room for a ground floor bedroom if desired. Upstairs there is a cool white principal bathroom and four double bedrooms, all with built in wardrobes the master with dressing area and en suite. Outside is just as impressive, with beautifully kept mature gardens, with a generous foregarden, private double width block paved driveway leading to a double garage and the stunning rear garden is private, with a generous patio and decked area, the perfect vantage point from which to admire the garden. Woodford enjoys a pub, primary school and fine rural walks, Kettering and Wellingborough train stations are within easy reach connecting with London St Pancras in under an hour. Convenient, rural living.

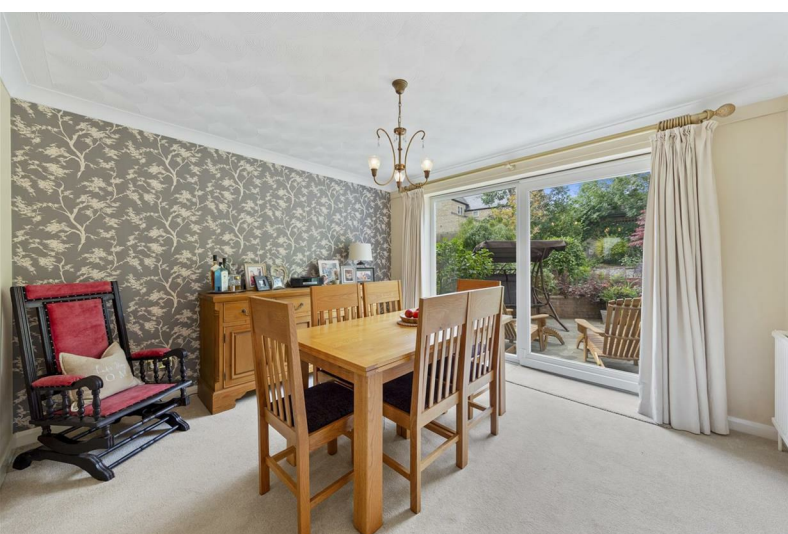
EPC RATING: D COUNCIL TAX: G

## Gardens and Exterior

Outside a private double width block paved driveway provides off-road parking for two/three cars as well as access to a double garage with an up and over door, power, light and personnel door to the garden. The generous fore garden is attractively presented with an established lawn and manicured planted borders. The rear garden enjoys a good degree of privacy and a mature feel with a combination of block paving and timber decking, perfect for garden furniture and alfresco entertaining. A low-level retaining wall with inset natural look pond complete with waterfall feature provides a tranquil feel. Red brick steps lead up to a raised tier of garden with a slate chipping pathway flanked by lovely, colourful mature borders extending to the head of the garden where there is a further decked area offering shaded seating. The garden is laid to lawn with a wonderful array of established plantings and mature trees to include a pear and apple trees, adding privacy and seclusion to the garden. A combination of timber fencing and brick walling encloses the garden with secure gated access running to one side.







## Interior

- Gas central heating.
- UPVC double glazed windows
- Entrance hall - with wood effect specialist flooring, recessed downlighters, cove cornicing, stairs rising to first floor with useful under stairs storage cupboard, white panelled interior doors leading to;
- Guest Cloakroom - suite comprising of low-level WC and wash hand basin with monobloc tap, ceramic tiled splash back, wood effect specialist flooring.
- Kitchen/Breakfast Room - enjoying a range of base and eyelevel cupboards and drawers, one and a half bowl with monobloc tap set within a granite worksurface with integrated drainer and matching up stand, recess for dishwasher, integrated fridge and freezer, stainless steel "SMEG" range cooker (available by separate negotiation) with "SMEG" extractor over, recessed down lighters, specialist tiled effect flooring flowing through to the breakfast area with additional electric radiator.
- Family room/Optional Bedroom five - a versatile room, offering a multitude of uses, which could also be an optional double bedroom complete with built-in mirror fronted wardrobes offering useful storage. The dual aspect provides lovely views over the garden.
- Utility room - with space and plumbing for washing machine and tumble dryer, useful shelving space.
- Dining Room - a generous room perfect for formal entertaining complete with cove cornicing and patio doors to the rear garden.
- Living room - a sizable room with an elegant fireplace, complete with working fire with slate hearth and decorative surround, cove cornicing and bow window looking out over the foregarden.

- Study/ Snug - a very versatile room enjoying wood effect specialist flooring and a dual aspect looking out to the front and side.
- Upstairs the light filled landing leads to the principal bathroom with a designer cool white suite to include low-level WC, wash hand basin with monobloc tap set within a vanity unit with storage below, oversized bath with monobloc tap and mains shower over complete with rainmaker shower head and separate handheld attachment, glass shower screen, ceramic tiled splashbacks, chrome towel rail and wood effect specialist flooring. The four bedrooms are all generous double room and all with built-in wardrobes, the impressive master bedroom has a walk-in wardrobe and also a stunning ensuite to include low-level WC, pedestal wash hand basin with monobloc tap, shower enclosure with electric shower, attractive ceramic tiled splashback's and chrome heated towel rail, wood effect specialist flooring.

