

LOCAL AMENITIES

Within the village there is a Post Office, the Church of England Church of St. Peter and St. Paul, General Store, Newsagents, Hairdressers, two Public Houses and Butchers. There is a Village Hall, W.I., Monday Club and there are cricket and tennis clubs. There is a Recreation Ground and the village green is reputed to be the largest in the country. Access is available to the M1 motorway at junction 16. Educational facilities include the Nether Heyford Primary School and Secondary Education is at nearby Bugbrooke at the Campion School.

COUNCIL TAX

South Northamptonshire Council - Band C

HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 passing Northampton Saints and continuing towards Upton. Upon approaching the

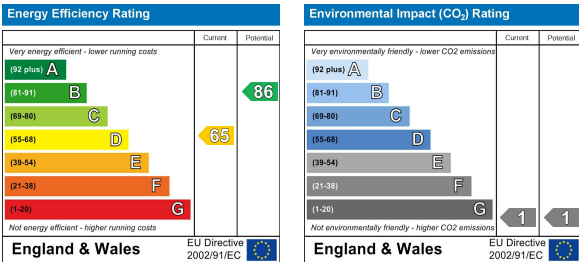
roundabout proceed over and continue along the A4500 towards the M1 motorway travelling over onto the A45 and taking the first exit at the new roundabout. Continue along Main Road taking the first left towards Nether Heyford. Take the first left onto Watery Lane and continue onto Bugbrooke Road turning right onto Hillside Road. Take the fourth exit onto Close Road and proceed straight on up the hill and take the second right onto Rolfe Crescent where the property can be found in front on the right hand side.

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For illustration purposes only - not to scale

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57 Rolfe Crescent, Nether Heyford, Northampton, Northamptonshire, NN7 3NG



Price £335,000 Freehold

An attractive and well-presented four-bedroom semi-detached home occupying a generous corner plot within the desirable South Northamptonshire village of Nether Heyford. The property offers versatile and well-balanced accommodation, having been improved to include a useful ground floor fourth bedroom or study, ideal for home working, guests or family flexibility.

The ground floor includes a welcoming entrance hall, kitchen/breakfast room and a generous lounge/dining room, together with the additional bedroom/study. To the first floor are three well-proportioned bedrooms and a family shower room.

Outside, the rear garden is a particular feature, arranged over split levels to create a series of attractive sun terraces and seating areas. Pedestrian access leads to the rear, where there is a single garage and off-road parking space, with a further two parking spaces positioned to the front of the property. Benefiting from gas radiator central heating and UPVC double glazing, this is a superb village home offering space, flexibility and excellent outdoor provision.

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ACCOMMODATION

ENTRANCE HALL

15'07" x 5'11"

Enter via a PVCU glazed front door with stairs rising to the first floor with wood effect flooring throughout and storage underneath the stairs. There is an archway through to the:-

LOUNGE/DINING ROOM

20'08" x 12'0" maximum

There is a three casement window and patio doors lead to the rear garden. This room has a continued wood effect floor with multi fuel burner fitted with a stone hearth. TV and telephone points are connected.



DINING AREA



KITCHEN

17'08" x 8'08" maximum

Benefiting from a range of floor and wall mounted cabinets

with an integrated double oven and microwave, 5x gas hob with extractor above, dishwasher, space for a washing machine and an American style fridge/freezer. There is a granite effect worktop and upstands, composite sink with stainless steel tap with windows to the front and side elevations with a door leading to the side. A Worcester combination boiler is fitted.



BEDROOM FOUR/STUDY

14'07" x 7'05"

UPVC window to the front elevation with wood effect flooring throughout and access to the gas and electrical meters with eye level sockets and telephone points connected.



FIRST FLOOR

LANDING

With doors leading to an airing cupboard and further doors lead to:-

BEDROOM ONE

12'03" x 10'01"

This room has space for a king size bed with carpet fitted, a three casement window to the front elevation and fitted with a range of built in wardrobes.



BEDROOM TWO

9'11" x 8'07"

With a window overlooking the rear garden with radiator below, fitted with a range of built in wardrobes and space for a double bed with carpet fitted.



BEDROOM THREE

8'09" x 6'03"

A dormer window to the front elevation, wood effect flooring throughout and space for a single bed.

SHOWER ROOM

10'02" x 8'11" maximum

A re-fitted suite comprising WC, wash hand basin with vanity below, re-tiled floor and walls with a column radiator and open shower with a window to the side elevation.



OUTSIDE



REAR GARDEN

An attractive west facing garden on multiple levels with a raised decked sun terrace and an area laid to lawn with steps leading to the garden at the side. Pedestrian access leads to the front and a door to the rear garage. Further pedestrian access leads to off road parking for a single car. There are also two wooden buildings both with power and lighting, one is currently being used as a gym.

FRONT

Off road parking for two vehicles.

SINGLE GARAGE

With an electric remote controlled roller shutter door to the front elevation with light and power.

SERVICES

Main drainage, gas, water and electricity are connected. (None of these have been tested).

For further information on viewing call 01604 230222