



 JACKIE OLIVER & CO

**27 Irvine Drive, Towcester**

In Excess of **£475,000**

# 27 Irvine Drive

Towcester

Offered for sale with no upward chain, this 'Rydal' design detached house situated on 'The Shires' development offers an entrance hall, sitting room, dining room, kitchen, utility room, study and cloakroom to the ground floor. Upstairs there are four bedrooms and a bathroom. The master suite also benefiting from built-in wardrobes and an en-suite shower room. Outside, the rear garden is laid to lawn, has several mature trees and a patio adjacent to the sitting room, a double garage to the front and driveway parking.

Council Tax band: E

Tenure: Freehold

- Video Walkthrough & 360 Tour Available
- Detached House
- Four Bedrooms
- Sitting Room, Dining Room & Study
- Kitchen & Utility Room
- En-suite, Bathroom & Cloakroom
- Rear Garden
- Double Garage & Driveway Parking
- Short Distance To Town Centre
- No Upward Chain

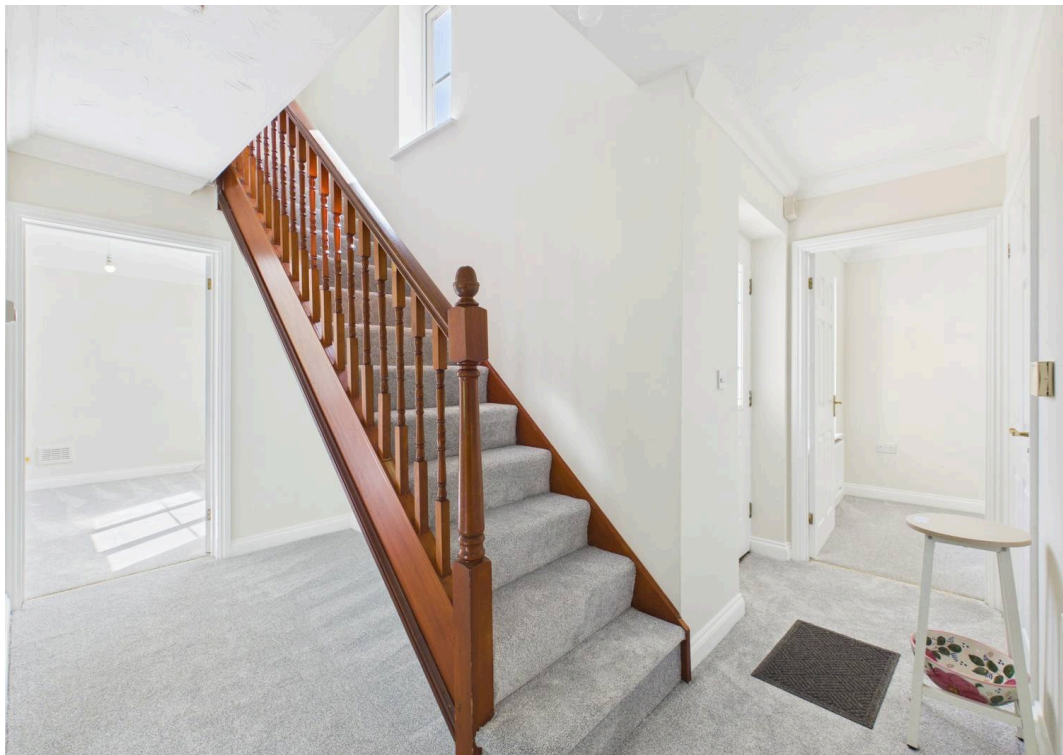




### **The Ground Floor**

The entrance hall has stairs to the first floor with space underneath for potential storage. To the ground floor there is a dual aspect sitting room with a decorative stone fireplace surround (the gas fire currently in situ has been capped off) and sliding patio door into the garden, study, cloakroom, dining room, a kitchen equipped with a sink, double eye-level oven with separate gas hob and extractor hood. There is also space for a dishwasher and undercounter fridge/freezer. The utility room has a further sink, space for a washing machine and tumble dryer, wall mounted gas boiler and side door into the garden.



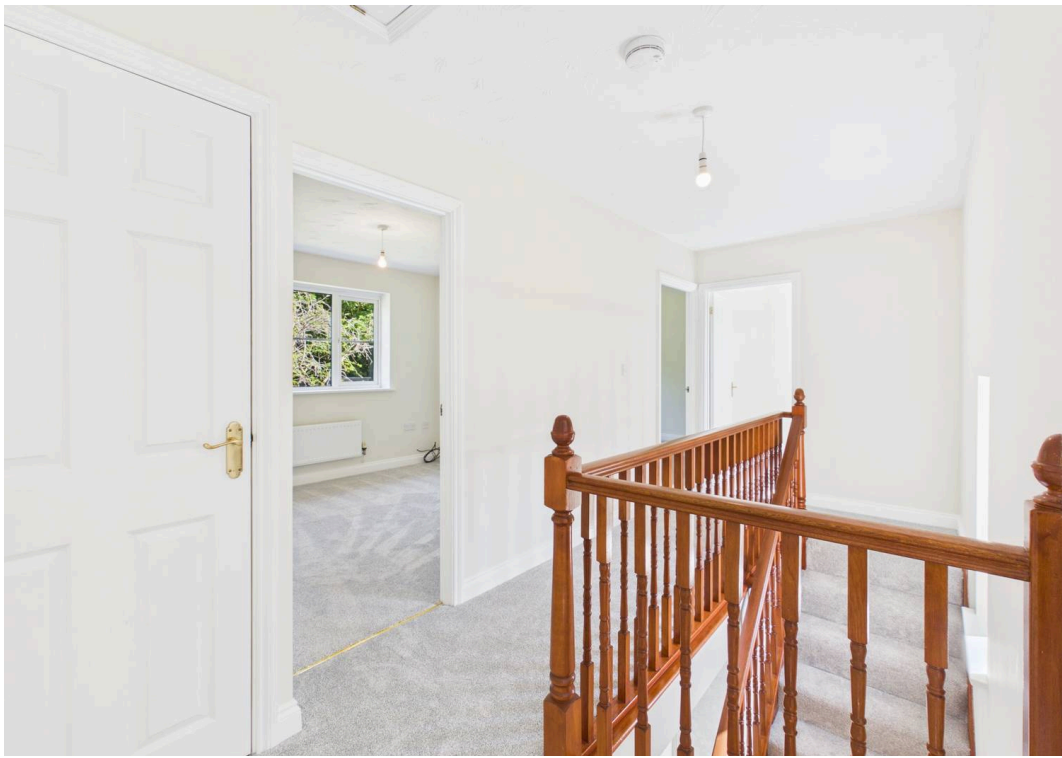




### **The First Floor**

Upstairs, the landing offers access to the loft space and has an airing cupboard housing the hot water cylinder. There are four bedrooms and a bathroom. The master suite also featuring built-in wardrobes and an en-suite shower room.





## REAR GARDEN

The rear garden is enclosed, predominately laid to lawn with several mature trees and a patio adjacent to the sitting room. Front access to the right side and garage access to the left. Agents Note: The seller advises that, in approximately 2007, the original rear boundary fence was repositioned approximately 4 metres beyond the title boundary. The additional area of garden enclosed by the fence does not form part of the registered title; however, the seller states that they have occupied and enjoyed this land without interruption or dispute since that time.

## DOUBLE GARAGE

2 Parking Spaces

Up and over doors. Personal door to the side. Power and light connected.

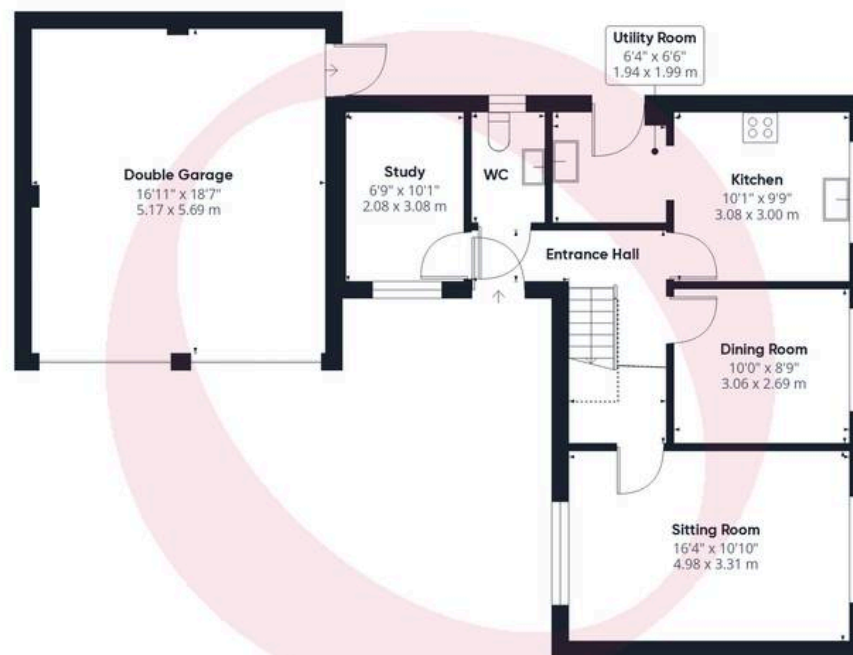
## DRIVEWAY

2 Parking Spaces

To the front of the garage there is a driveway with parking for 2 vehicles.







Floor 0

**Approximate total area<sup>(1)</sup>**

1492 ft<sup>2</sup>

138.7 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





 JACKIE OLIVER & CO

Jackie Oliver & Co Estate Agents, 148 Watling Street East - NN12 6DB

01327 359903

[hello@jackie-oliver.co.uk](mailto:hello@jackie-oliver.co.uk)

[www.jackie-oliver.co.uk/](http://www.jackie-oliver.co.uk/)