6 Grafton Way
Rothersthorpe
£315,000

Freehold









Good Choice Property Sales are proud to offer for sale with NO UPPER CHAIN this well presented, extended, semi-detached property, situated on a quiet close in the popular village of Rothersthorpe.

Accommodation includes entrance porch, hall, living room, kitchen diner, utility, office and bedroom with en-suite. To the first floor are three further bedrooms and family bathroom. Outside are landscaped rear gardens with off road parking for two cars to the front. (B/101m2/M)

Key Features:

- NO UPPER CHAIN
- EXTENDED SEMI-DETACHED PROPERTY
- MODERN KITCHEN DINER
- UTILITY
- OFFICE
- GROUND FLOOR BEDROOM WITH EN-SUITE (Potential Annexe)
- THREE BEDROOMS UPSTAIRS
- FAMILY BATHROOM
- LANDSCAPED WEST FACING REAR GARDEN
- BLOCK PAVED DRIVEWAY FOR TWO CARS
- EV CHARGING POINT
- COUNCIL TAX BAND B
- NEAR TO VILLAGE SCHOOL & COUNTRYSIDE

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For more property information please see the 'Property Description' page on the Rightmove advert.
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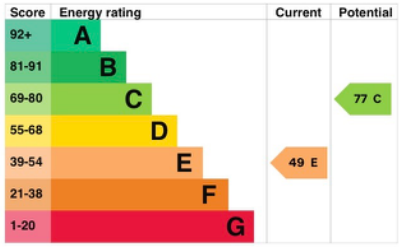
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The graph shows this property's current and potential energy rating.

Entrance Porch
Entered via a double glazed front door, tiled flooring, double glazed windows to two sides and double glazed door to the hall.

Hall
Vinyl laminate flooring, stairs to the first floor, electric storage heater and doors to the living room and kitchen diner.

Living Room 4.2m x 3.35m (13'9 x 11')
Vinyl laminate flooring, double glazed window to the front, electric storage heater and doors to the kitchen diner and hall.

Kitchen Diner 2.62m x 5.2m (8'7 x 17'1)
Vinyl laminate flooring, base and wall units, oak worktops, stainless steel sink, fitted fridge freezer and dishwasher, electric oven and induction hob, double glazed window and sliding doors to the rear garden, two walk in cupboards, electric storage heater, doors to the living room, hall and utility.

Utility 2.99m x 1.75m (9'10 x 5'9)
Vinyl laminate flooring, base and wall units, oak worktops, stainless steel sink, fitted washing machine and dryer, double glazed window and door to the front and door to the office.

Office 3.37m x 2.16m (11'1 x 7'1)
Carpet, electric storage heater, double glazed sliding door to the garden and door to bedroom four.

Bedroom 4 3.79m max x 3.4m max (12'5 x 11'2)
Carpet, fitted wardrobes, double glazed window to the side, electric storage heater and door to the en-suite.

En-Suite 1.78m x 1.56m (5'10 x 5'1)
Vinyl flooring, shower cubicle with electric shower, mounted wash basin, dual flush WC, extractor and wall mounted heater.

First Floor Landing
Carpet, double glazed window to the side, loft access (basic storage and light), airing cupboard and doors to:

Bathroom 1.69m x 1.77m (5'7 x 5'10)
Tiled floor and walls, bath with electric shower over, pedestal wash basin, dual flush WC, electric radiator and double glazed window to the rear.

Bedroom 1 3.41m x 3.13m (11'2 x 10'3)
Carpet and double glazed window to the rear.

Bedroom 2 3.47m x 2.41m (11'5 x 7'11)
Carpet, double glazed window to the front and electric storage heater.

Bedroom 3 2.57m x 2.72m (8'5 x 8'11)
Carpet, double glazed window to the front and electric storage heater.

Rear Garden
West facing, fence enclosed, mainly laid to artificial lawn with patio seating area, raised deck seating area and outside tap.

Front Garden
Block paved driveway for two cars and low maintenance gravelled area. Electric vehicle charging point.

***Ground floor utility, office, bedroom & en-suite can be used as an Annexe**

***Please note there is NO GAS to the village of Rothersthorpe**

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