

HENDERSON CONNELLAN

ESTATE AGENTS



Drydens Close, Titchmarsh NN14

"A New Life In The Country"

"A New Life In The Country"

This fabulous, extended home occupies a generous corner plot, discreetly positioned within this small select cul de sac. Titchmarsh has a village store, pub/restaurant, picturesque Church and primary school as well as fine rural walks, the market towns of Thrapston and Oundle are a short driveaway. The substantial interior benefits from gas central heating and UPVC double glazing to include an entrance hall, kitchen/breakfast room with select integrated appliances and a separate utility/boot room. The formal dining room is versatile with study area, enjoying a feature fireplace with working fire, the living room is a great size, flooded with natural light with a dual aspect. Upstairs there is a principal bathroom and three good sized bedrooms, all with built in wardrobes, the main bedroom with ensuite bathroom. Outside the plot features a deep frontage which extends to the side with potential for parking (subject to planning) and the rear garden is a great size, enjoying a sunny aspect complete with green house, shed and summerhouse. Rural life awaits.

Living Room - 5.41m x 4.11m (17'9" x 13'6")

Dining Room - 5.51m x 4.14m (18'1" x 13'7")

Kitchen/Breakfast Room - 5.31m x 3.28m (17'5" x 10'9")

Study/Boot Room - 3.18m x 2.36m (10'5" x 7'9")

Bedroom One 11 - 3.56m x 3.3m (11'8" x 10'10")

Bathroom - 1.68m x 1.6m (5'6" x 5'3")

Bedroom Two - 3.53m x 3.18m (11'7" x 10'5")

Bedroom Three - 2.62m x 2.34m (8'7" x 7'8")

Ensuite - 3.18m x 2.34m (10'5" x 7'8")

WC

- Gas central heating
- UPVC double glazing
- Substantial extended interior
- Living Room with dual aspect
- Significant Dining Room with Study area
- Kitchen/Breakfast Room
- Three Bedrooms, all with built in wardrobes, the main Bedroom with Ensuite
- EPC RATING: D
- COUNCIL TAX: B

Tenure: Freehold





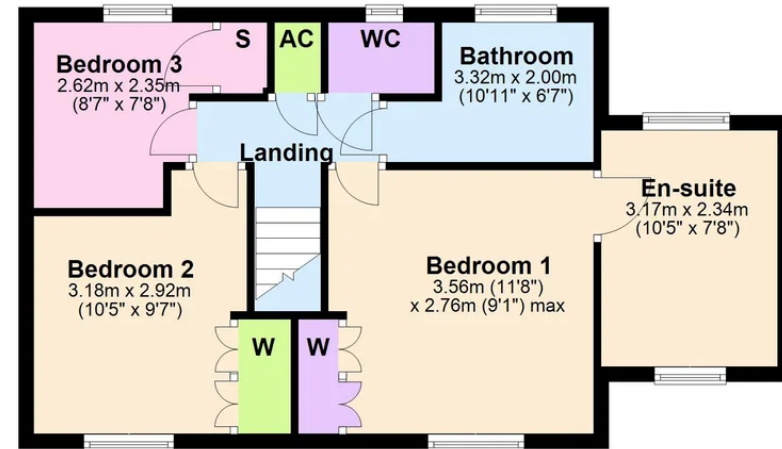
Ground Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.1 sq. feet)



Total area: approx. 125.2 sq. metres (1347.7 sq. feet)

Henderson Connellan Kettering office 01536 417888 ketteringsales@hendersonconnellan.co.uk



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.

