



11 Redwood Close | Irchester | NN29 7BX



Matthew
Nicholas



Offers In The Region Of £350,000

A rarely available three/four bedroom Alfred Underwood built detached house on this favoured road that has been superbly upgraded and extended by the current owners. The property boasts a gas fired radiator heating system and replacement sealed unit PVCu double glazing. Standing centrally on an private east/west facing larger than average plot, the property briefly comprises an entrance hall, Family room/bedroom four, sitting room leading to an open plan refitted kitchen/dining room, lobby with utility area and downstairs wc. The first floor offers two double and one single bedroom along with a nicely fitted family bathroom. A large resin bonded driveway for several vehicles and large flat rear garden are also provided.

- Versatile living space over two floors
- Scope to further extend (stc)
- PVCu double glazing
- Sought after location
- Well presented throughout
- Gas fired radiator heating system

Composite entrance door leading from the front into the

Entrance Hall

Window to the front and side, vertical radiator, cloaks store cupboard, staircase to the first floor. Doors to the sitting room and

Family Room/Bedroom Four

8'5" x 14'8" (2.58m x 4.49m)

Window to front and skylight above, radiator.

Sitting Room

15'5" x 12'4" (4.72m x 3.78m)

Window to the front, radiator, feature electric fire in contemporary surround, wall lights.

Opens through to the

Kitchen/Dining Room

18'9" x 9'8" (5.74m x 2.97m)

Fitted with a range of cream coloured gloss finished cabinetry with wood effect worksurfaces above. Inste one and a half bowl stainless steel sink with mixer tap, space for slide in range style cooker (available by negotiation) and extractor above, integrated dishwasher and fridge./freezer. Tiled splash areas, downlights, peninsular style divide to the dining area with radiator, Sliding patio doors and window to the rear, door to the utility area.

Utility Area

Fitted with a range of units to compliment kitchen with worksurfaces above. Plumbing adn space for washing machine and space for drier, tiled splash areas, radiator. Part glazed door to the garden and door to the

Guest WC

Fitted with a two piece suite comprising a low level WC and vanity wash hand basin. Tiled splash areas, window to the rear.

First Floor Landing

Window to the side, store cupboard, loft access hatch. Doors to all bedrooms and bathroom.

Bedroom One

9'10" x 12'3" (3.01m x 3.74m)

Window to the front, radiator, built in bedroom furniture.

Bedroom Two

11'1" x 9'11" (3.40m x 3.04m)

Window to rear, radiator.

Bedroom Three

8'9" x 8'1" (2.67m x 2.47m)

Window to front, radiator.

Bathroom

Fitted with a three piece suite comprising a low level WC, vanity wash hand basin and bath with glass panel to side and shower above. Tiled splash areas, radiator, window to the rear.

Outside

The property enjoys an easily maintained resin bonded frontage providing parking for several vehicles. Area of decorative slate chippings. Gated access to the side for the rear garden.

Rear Garden

Large decked seating/entertaining area to the rear of the house with timber pergola with perspex roof above. The remainder being laid predominantly to lawn with resin bonded pathway, planted beds, further seating area at the far end, summer house and storage shed. Enclosed by fencing and hedging, not overlooked from the rear.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

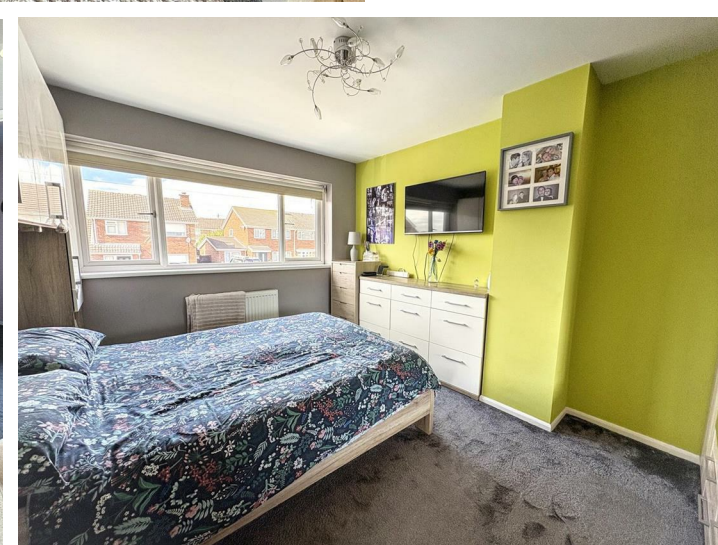
Heating: Gas radiators

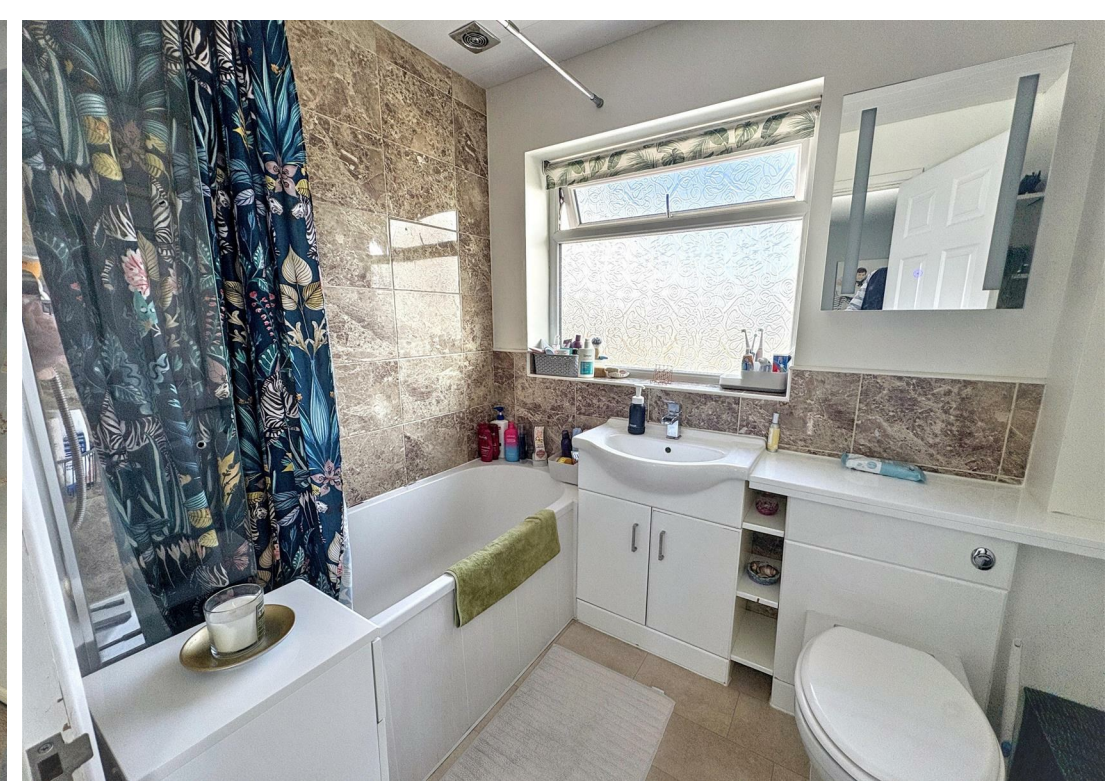
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

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Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: 1119.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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