



4 Poplar Close | Irchester | NN29 7BT



Matthew
Nicholas



Offers In The Region Of £265,000

A well presented extended three bedroom Underwood built semi-detached house adjoining open farmland and enjoying a fabulous south facing open aspect to the rear. The property offers a gas fired radiator heating system, eighteenth edition compliant wiring, PVCu double glazing and is offered with no onward chain. Comprising an entrance hall, kitchen, sitting room leading through to a dining room, both with French doors leading to the rear garden. Upstairs there are three bedrooms, one with an ensuite shower room, and a family bathroom. Driveway providing off road parking for two cars and a half garage for storage. The rear garden is south facing.

- Underwood built extended family home
- Gas fired radiator heating system
- Well fitted kitchen and bathrooms
- PVCu double glazing
- Open aspect to rear overlooking farmland
- No chain

Composite part glazed door leading from the front into the

Hallway

Radiator, dado rail, cloaks store, wood flooring, coving. Doors to the sitting room and the

Kitchen

Fitted with a contemporary range of shaker style base and eye level cupboards with worksurfaces above. Co-ordinating splash areas, twin bowl ceramic sink with mixer tap, stainless steel gas hob with extraction above and eye level oven to the side. Plumbing for dishwasher and washing machine, space for fridge/freezer . Larder store and window to the front.

Sitting Room

Window and French style doors to the garden, radiator, wood flooring, coving.

Dining Room

French style doors to the garden, radiator, coving.

First Floor Landing

Window to rear with views over open countryside, radiator, loft hatch, coving, doors to all principal rooms.

Bedroom One

7'8" x 9'1" (2.35m x 2.79m)

Window to rear with views over open countryside, radiator, coving. Door to the

Ensuite

Fitted with a three piece suite including a low level WC, wash hand bowl on stand and large walk in shower cubicle with glazed sliding doors. tiled splash areas, towel warmer, tiled splash areas, loft hatch. Obscured window to the front.

Bedroom Two

10'7" x 9'10" (3.24m x 3.02m)

Window to rear with views over open countryside, radiator.

Bedroom Three

9'6" x 8'11" (2.92m x 2.73m)

Window to front, radiator, dado rail.

Bathroom

Fitted with a three piece suite including a low level WC, wash hand basin and bath with shower over bath, tiled splash areas, radiator, tiled splash areas and floor, obscured window to the side.

Outside

Block paved frontage providing parking for one/two vehicles. Access o entrance door and store (former garage) with up and over door, power and light connected.

Rear Garden

Enjoying a southerly aspect, backing immediately onto farmland, the garden is laid to a large patio, artificial lawn with gravel borders and raised timber sleeper style retained beds. Outside tap and light. Not overlooked from the rear.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

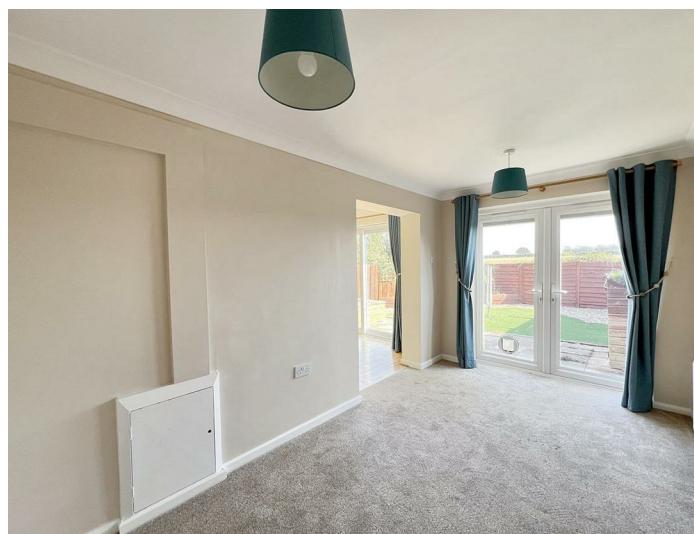
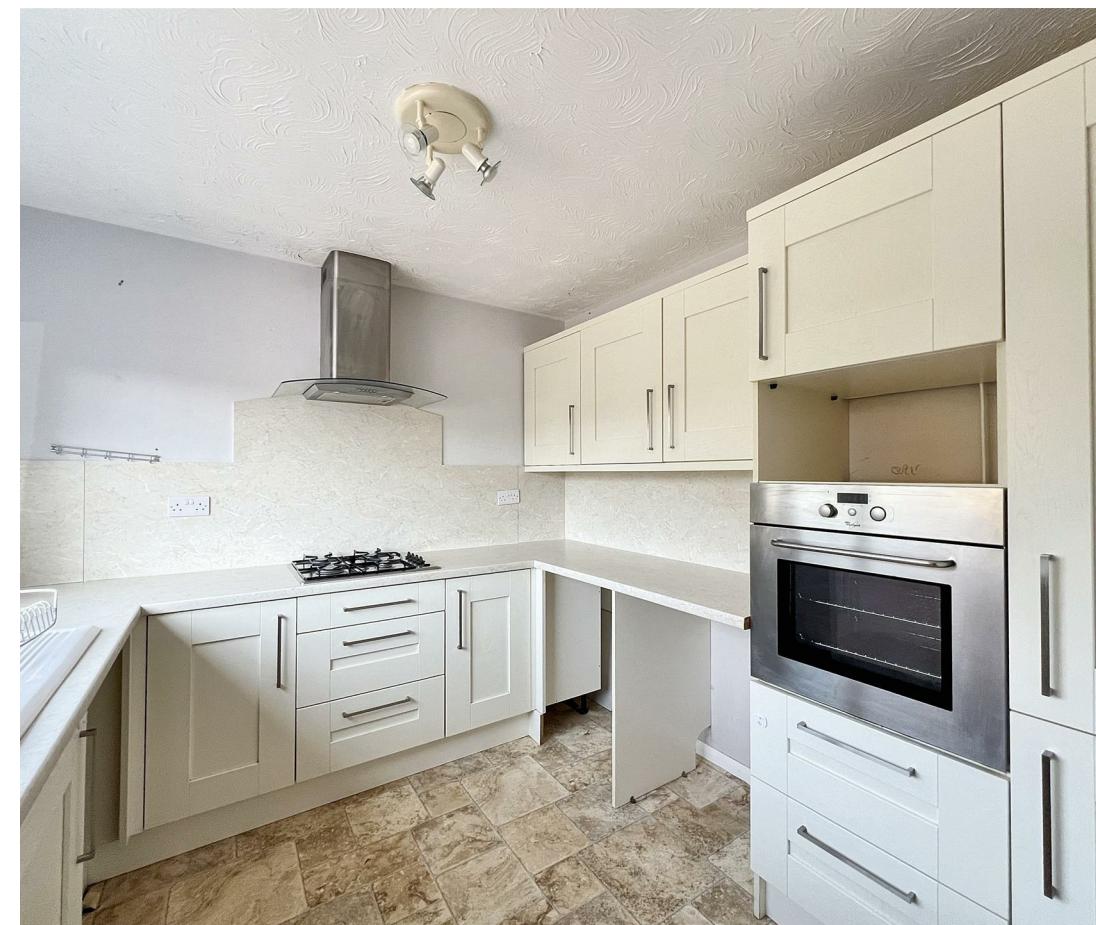
Water Supply: Mains (Metered or Rateable)

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.





Further Information



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 999.00 sq ft

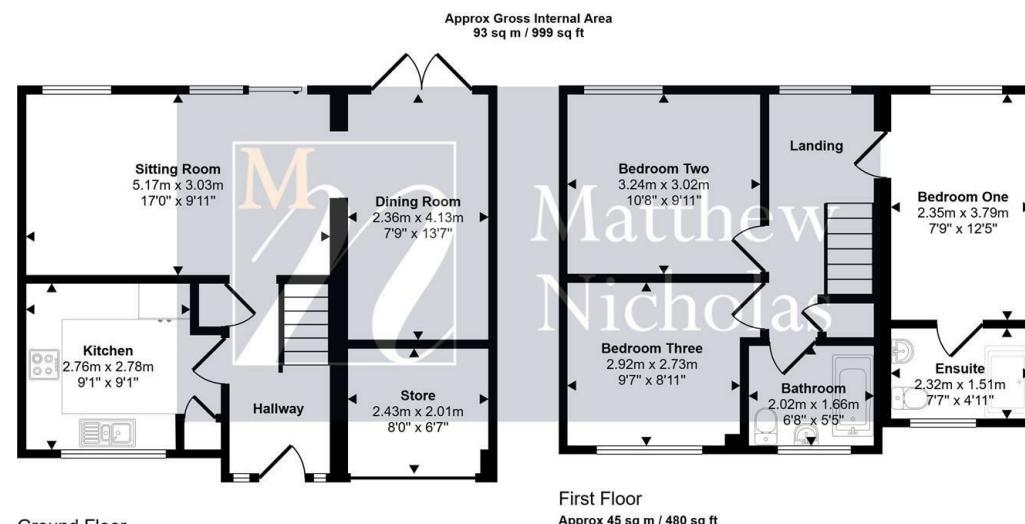
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B	87	91	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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