



Connells

Hortonsfield Road
Yardley Gobion Towcester

Hortonsfield Road Yardley Gobion Towcester NN12 7TP

for sale
£270,000



Property Description

Located in the sought after village of Yardley Gobion, this four-bedroom terraced home offers a great opportunity to create a perfect family home.

To the front of the property is a well-kept garden, predominantly laid to lawn and complemented by mature planted borders.

Inside, the ground floor offers a spacious and versatile layout, beginning with an inviting entrance hall. To the front, a bright bay-fronted reception room provides an ideal space for relaxing or entertaining, while the generous living room at the rear features a fireplace and enjoys direct access to the kitchen. The kitchen offers a range of worktop and storage facilities, with excellent potential for modernisation and personalisation, and provides access to the rear garden.

The first floor comprises four well-proportioned bedrooms, offering flexibility for growing families, home working, or guest accommodation. A family bathroom and separate WC serve the upper floor, providing added convenience for everyday living.

Externally, the property benefits from a good-sized garden, ideal for outdoor dining, entertaining, or family enjoyment. Useful outbuildings further enhance the home, offering valuable storage or potential for a variety of uses.

Combining generous room proportions, a

traditional and practical layout, and excellent scope for refurbishment, this property presents a fantastic opportunity to create a superb family home.

Front Garden

Mainly laid to lawn with shrubs and borders.

Entrance Hall

Doors to accommodation and stairs raising to first floor.

Living Room

Bay Window to front and fireplace. Opening through to Dining Room.

Dining Room

Window to rear aspect. Fireplace. Door to kitchen.

Kitchen

Range of wall and base units and stainless sink and drainer. Space for appliances and large pantry style cupboard. Door to Garden.

First Floor

Landing

Access to loft and doors to accommodation.

Bedroom One

Good size bedroom with window to rear aspect and built in wardrobe space,

Bedroom Two

With large bay window to front, a good size bedroom with built in wardrobe space,

Bedroom Three

Generous bedroom with wardrobe space and window to front aspect.

Bedroom Four

With window to rear aspect and built in wardrobe,

Upstairs Cloakroom

WC. Window to rear.

Family Bathroom

Window to rear. Bath and Sink.

Outside

Outbuilding

Generous outbuilding ideal for storage or potential conversion.

Rear Garden

Generous rear garden, mainly laid to lawn with mature shrubs and borders.

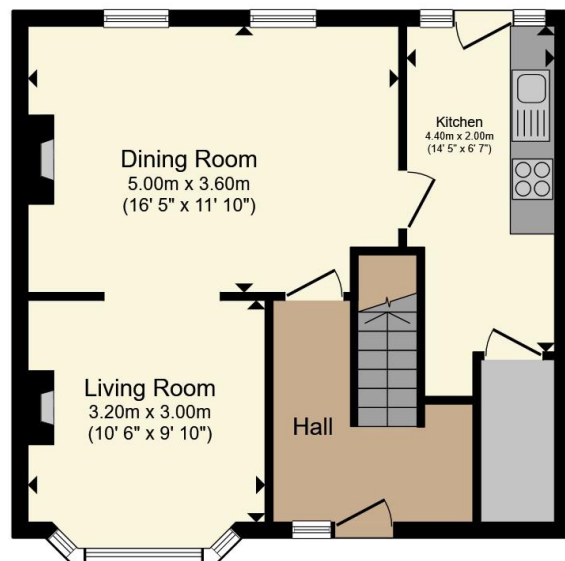
Agents Note

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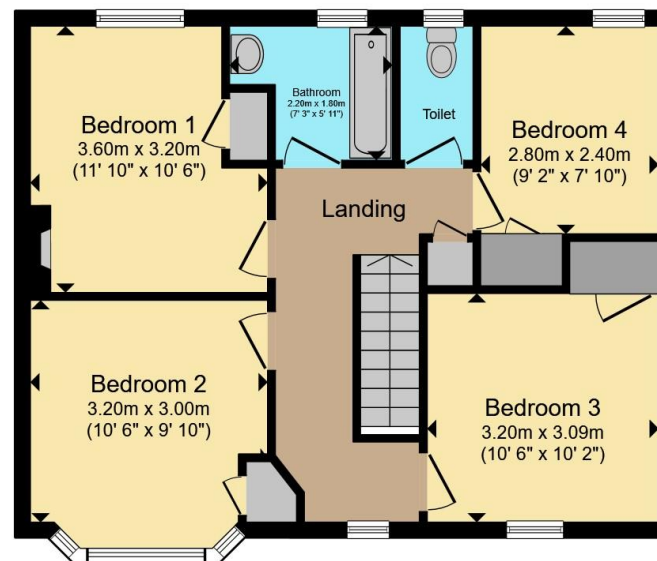








Ground Floor



First Floor

Total floor area 105.8 m² (1,139 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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T 01908 563 993
E stonystatford@connells.co.uk

82 High Street Stony Stratford
MILTON KEYNES MK11 1AH

EPC Rating: D

Tenure: Freehold

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