CHARLES ORLEBAR

Estate Agents & Auctioneers



23 Holbush Way, Irthlingborough, NN9 5EP

Offers In Excess Of £450,000

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23 Holbush Way

Irthlingborough, NN9 5EP

Offers In Excess Of £450,000

- 4-6 Bedrooms
- Annexe potential (stp)
- Low maintenance garden ideal for entertaining
- Principle bedroom with air con and juliete balcony
- No chain
- Ample parking
- Large family room with sky lantern and air con
- 4 Piece family bathroom with freestanding bath

Substantial Family Home of Approximately 2,000 Sq Ft | Flexible 4-6 Bedroom Accommodation | Annexe Potential | Ample Parking
Occupying a sought-after position on Holbush Way, this exceptionally spacious home offers nearly 2,000 sq ft of versatile accommodation, making it one of the largest properties available locally within this price range.
Currently configured as a four-bedroom home, the layout offers outstanding flexibility. Bedroom Two was originally two separate bedrooms and could easily be reinstated, creating five bedrooms upstairs, while the existing layout also provides scope for up to six bedrooms in total if required.
The ground floor features ample reception areas, including a stunning family room with roof lantern, a spacious kitchen complete with range oven, utility room and WC. A particular highlight is the adjacent office and gym, located close to existing plumbing in the utility room and cloakroom, offering excellent potential to create a self-contained annexe area, subject to any necessary consents.
Upstairs, the impressive principal bedroom benefits from air conditioning and Juliet balcony. Air conditioning is also installed on the landing and within the family room. The luxurious four-piece family bathroom features a freestanding bath alongside a separate shower.
Outside, the property continues to impress with ample block-paved parking, an EV charging point and a beautifully landscaped low-maintenance garden. Designed to make the most of the afternoon sun, the garden combines artificial lawn, generous patio areas, extensive outdoor lighting and a powered shed, creating a fantastic space for entertaining and relaxing long into the evening.
Ideally positioned within walking distance of local schools, shops and everyday amenities, the property also offers excellent access to the A6 for commuters, while nearby countryside walks provide the perfect opportunity to enjoy the surrounding area.
Early viewing is highly recommended



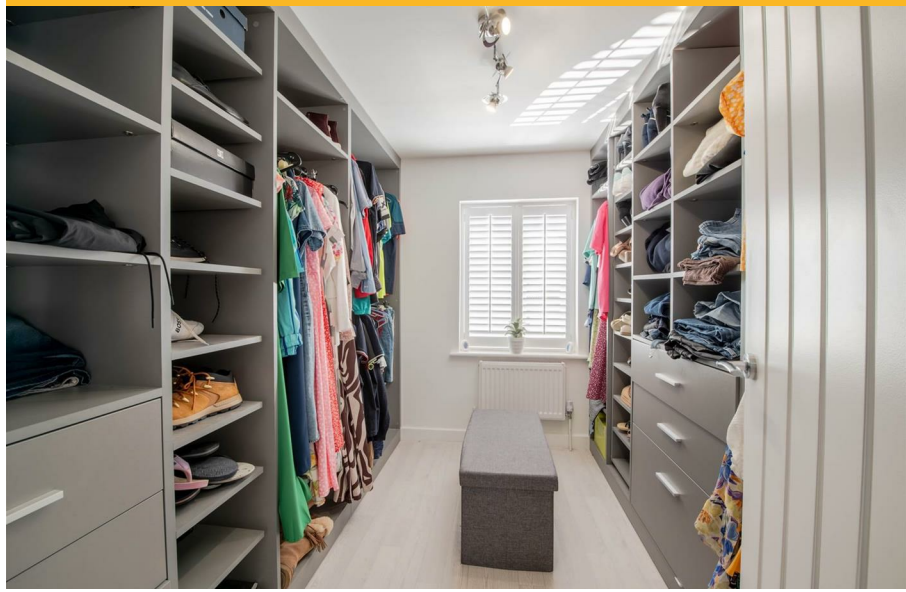




Hall	8'5" x 3'7" (2.57m x 1.08m)
WC	5'8" x 2'10" (1.72m x 0.86m)
Living Room	26'3" x 12'6" (8.00m x 3.80m)
Family Room	14'9" x 21'6" (4.49m x 6.55m)
Kitchen	11'5" x 16'4" (3.49m x 4.98m)
Utility	5'4" x 6'5" (1.62m x 1.95m)
Office	17'0" x 6'10" (5.17m x 2.08m)
Gym	16'11" x 9'10" (5.16m x 3.00m)
Landing	9'4" x 15'2" (2.84m x 4.63m)
Bedroom 2	12'0" x 15'6" (3.66m x 4.73m)
En-suite	4'5" x 6'10" (1.35m x 2.09m)
Bedroom 1	13'9" x 12'3" (4.19m x 3.73m)
Family Bathroom	8'1" x 10'6" (2.47m x 3.20m)



Bedroom 3	9'4" x 9'2" (2.84m x 2.80m)
Bedroom 4	8'5" x 8'8" (2.57m x 2.64m)







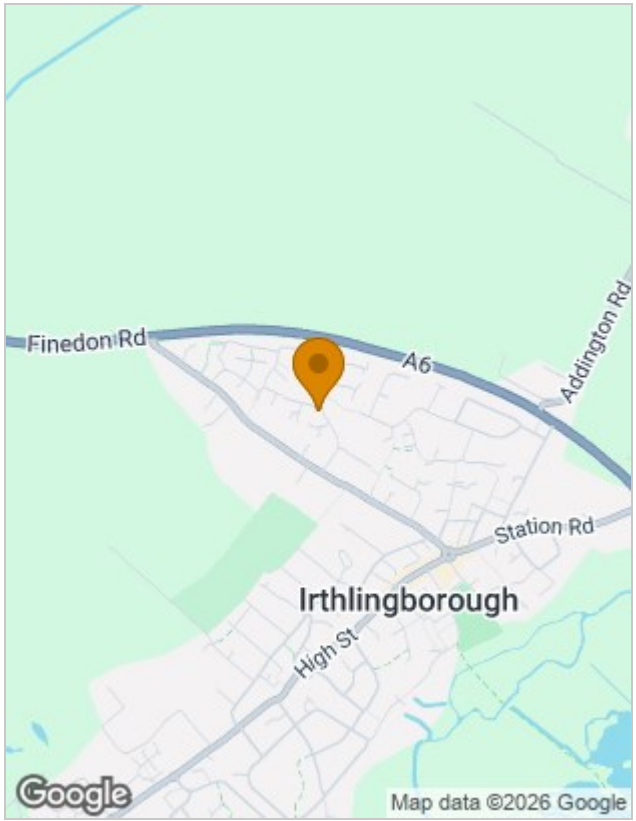




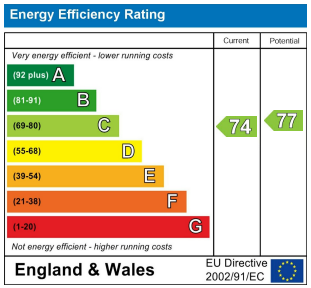
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: D
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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