



22 The Willows  
Little Harrowden, NN9 5BJ



Simpson & Partners



This superb extended four bedroom semi-detached property is perfectly positioned in the popular village of Little Harrowden, offering the ideal blend of comfort and practical living. The home features convenient off road parking and a garage, while benefiting from UPVC double glazing and gas radiator heating.

Upon entering through the entrance porch, you'll discover a 15' lounge that flows seamlessly into an open plan dining area. This bright and airy space is enhanced by French doors that open directly onto the rear garden, creating a wonderful indoor outdoor living experience. The open plan design continues into the modern fitted kitchen, creating a perfect space for both everyday family life and entertaining guests.

A practical utility room on the ground floor provides an extension of the kitchen with additional storage units. Ascending to the first floor reveals four bedrooms, with the primary bedroom featuring a pristine white ensuite shower room. The family bathroom impresses with its luxurious four-piece suite, including a separate shower cubicle for added convenience.

An internal viewing is highly recommended to fully appreciate all this exceptional property has to offer and avoid any disappointment. This home truly must be seen to be appreciated.

Council Tax Band B - Energy Rating C/73.



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Offers In Excess Of £295,000



Superb Extended Family Home.....

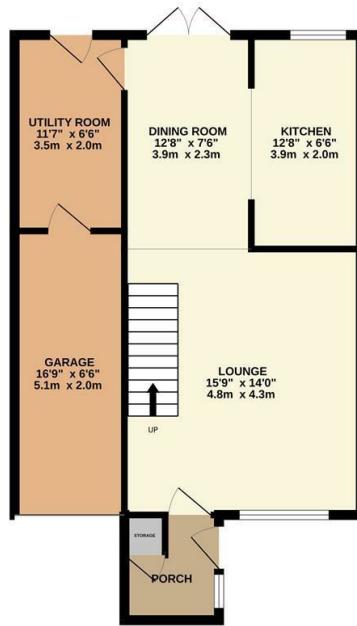




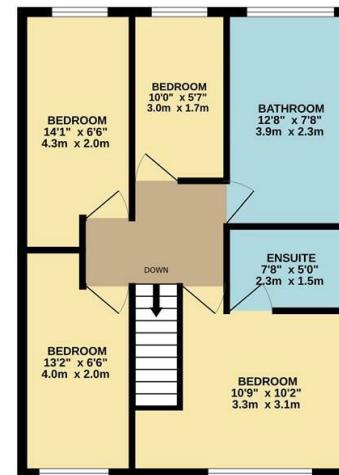
Rear Garden



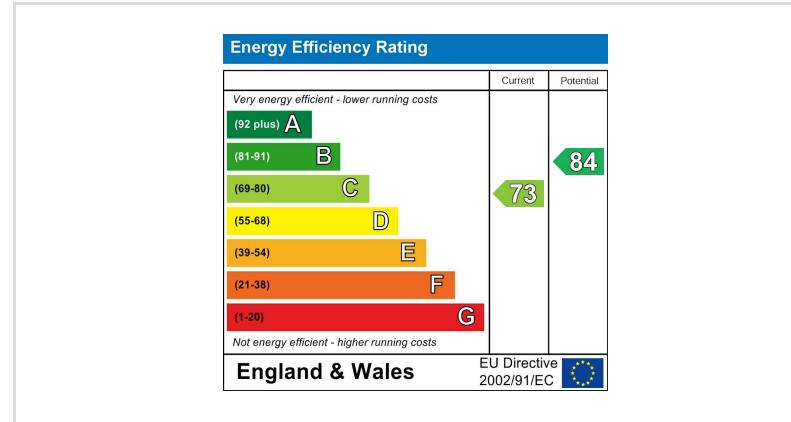
GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.

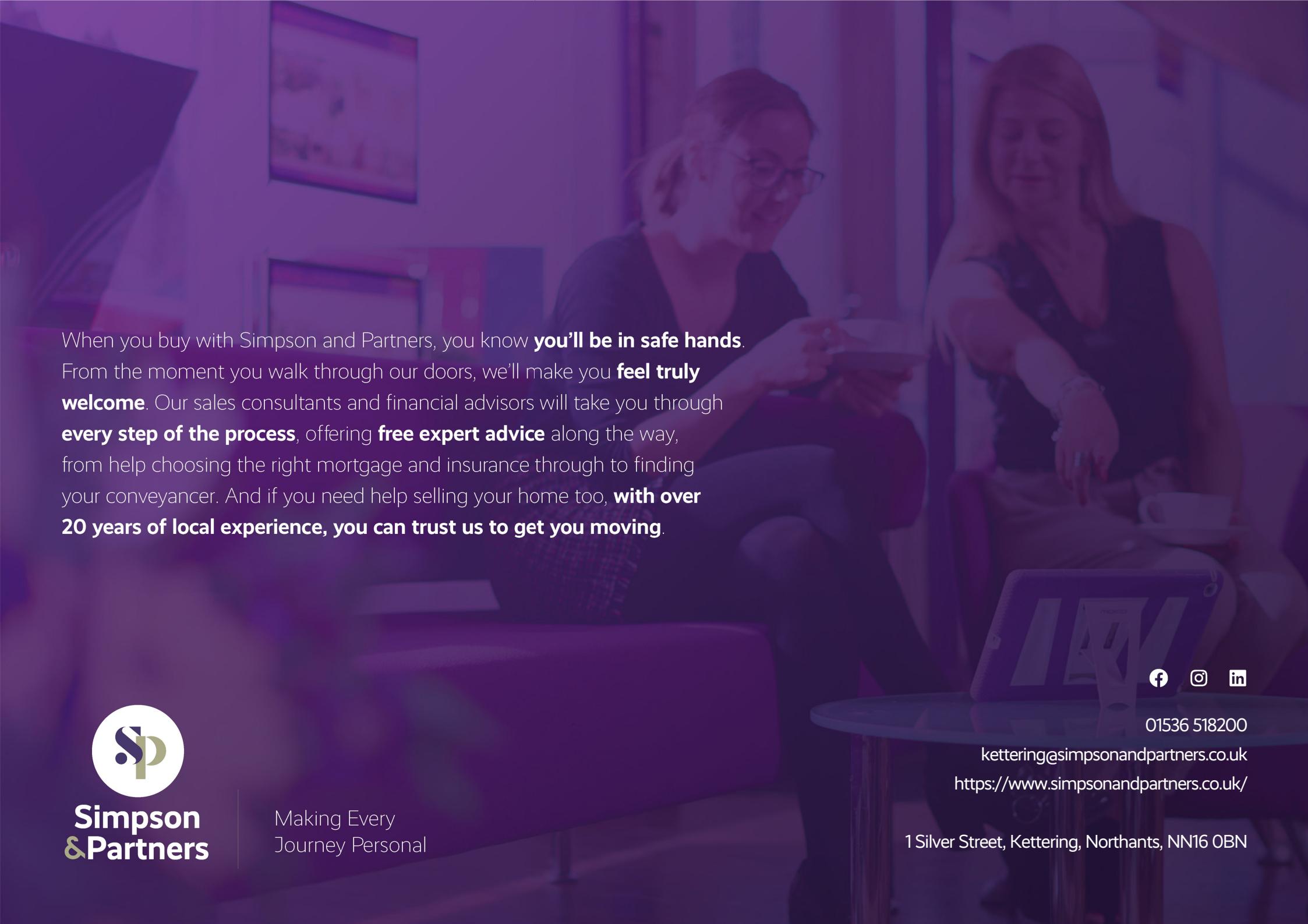


1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales purposes only and should be used as such by any prospective purchaser. The heating, sanitary and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A woman with glasses and a dark top is smiling while looking at her smartphone. She is sitting at a table with another person whose back is to the camera. The background shows a modern office environment with a large screen and a red chair.

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