



The Mulberry
Irchester, NN29 7FJ



Simpson & Weekley

Located in a modern development just off the desirable Farndish Road in Irchester, this exceptional brand-new detached family home enjoys a stunning backdrop of open countryside and is conveniently within walking distance of a variety of village amenities.

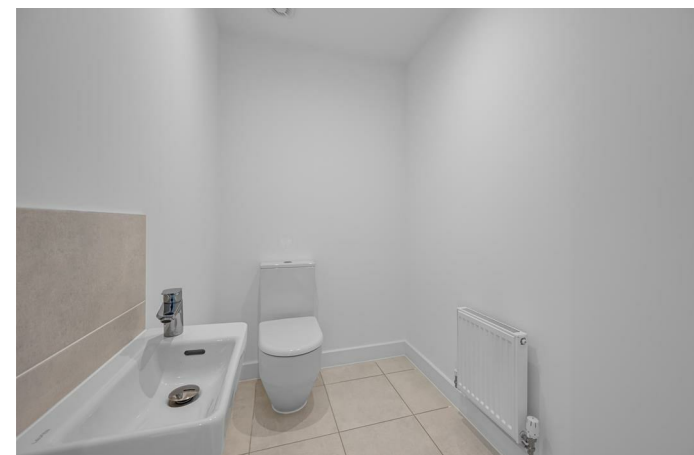
There is well-appointed accommodation set over two floors, comprising a large bright entrance hall, cloakroom/WC, 22ft living room, large kitchen/family room, utility room, and separate dining room on the ground floor. On the first floor are four bedrooms, two en-suite shower rooms, and a family bathroom. There is a double garage to the side with off-road parking for four cars, and a fence-enclosed rear garden which backs onto open fields.

The property itself has been built by Mulberry Homes to an exceptionally high standard, and in an ideal location being within easy access to both the A45 and A6. There are a range of shops and amenities in the village, and for nature-lovers the popular Irchester Country Park is a 20-minute walk or a couple of minutes in the car.




£599,950

4 3 3





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



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