



101 High Street | Irchester | NN29 7AA



Matthew  
Nicholas





## Offers In Excess Of £340,000

A wonderfully versatile established dorma style detached house situated towards the edge of this popular village. Offering a large rear garden, double garage and driveway, this spacious family house allows for a flexible range of uses. Offering a gas fired radiator heating system, PVCu double glazing and briefly comprises an entrance hall, sitting room, dining room/bedroom four, kitchen/breakfast room, guest shower room and rear lobby. The first floor landing leads to three well proportioned bedrooms and a bathroom. Large gardens, double garaging and driveway. Viewing advised of this great value for money family home.

- Versatile and spacious detached house
- Large rear garden
- Gas fired radiator heating system
- Double garage and driveway
- Views beyond the village to the front
- PVCu double glazing



PVCu entrance door leading from the front into the

### **Entrance Hall**

Open tread staircase to the first floor, radiator, doors to all principal ground floor rooms.

### **Shower Room**

Fitted with a three piece suite including a low level WC, pedestal wash hand basin and shower cubicle with glazed sliding doors. Tiled splash areas, tiled floor, towel warmer, expelair, obscured window to the rear.

### **Sitting Room**

Window to the front and further window to the side. Two radiators, TV point, feature decorative fire surround, dado rail, coving.

### **Dining Room/Bedroom Four**

Window to front, radiator, dado rail, coving.

### **Kitchen/Breakfast Room**

Fitted with a range of base and eye level units with worksurfaces over. Inset stainless steel sink with mixer tap, gas hob with eye level electric double oven to the side, space for washing machine, dishwasher, tumble drier and fridge/freezer. Tiled splash areas, space for table, wall mounted gas fired boiler. Window to rear and archway leading to the rear lobby with space for further fridge/freezer adn part glazed door to the rear garden.

### **First Floor Landing**

Store cupboard, loft access hatch, doors to all bedrooms.

### **Bedroom One**

Window to front, radiator, storage areas.

### **Bedroom Two**

Window to side, radiator, storage areas.

### **Bedroom Three**

Window to rear, radiator.

### **Bathroom**

Fitted with a four piece suite including a low level WC, pedestal wash hand basin, bidet and bath. Tiled splash areas, tiled floor, radiator, obscured window to the side.

### **Outside**

The property stands elevated from the road. Driveway space is provided for three cars and leads both to the steps and raised area accessing the front door and also the garage.

### **Double Garage**

Twin up and over doors, power and light connected.

### **Rear Garden**

Immediately abutting the rear of the house is a large paved patio area. Access to the side of the property and also a shared bin store between number 99 and 101. The garden is laid to a raised lawn with established and well stocked beds, ornamental fish pond, greenhouse and summerhouse/workshop. The whole is enclosed by fencing and is considered to be of a larger than average size.









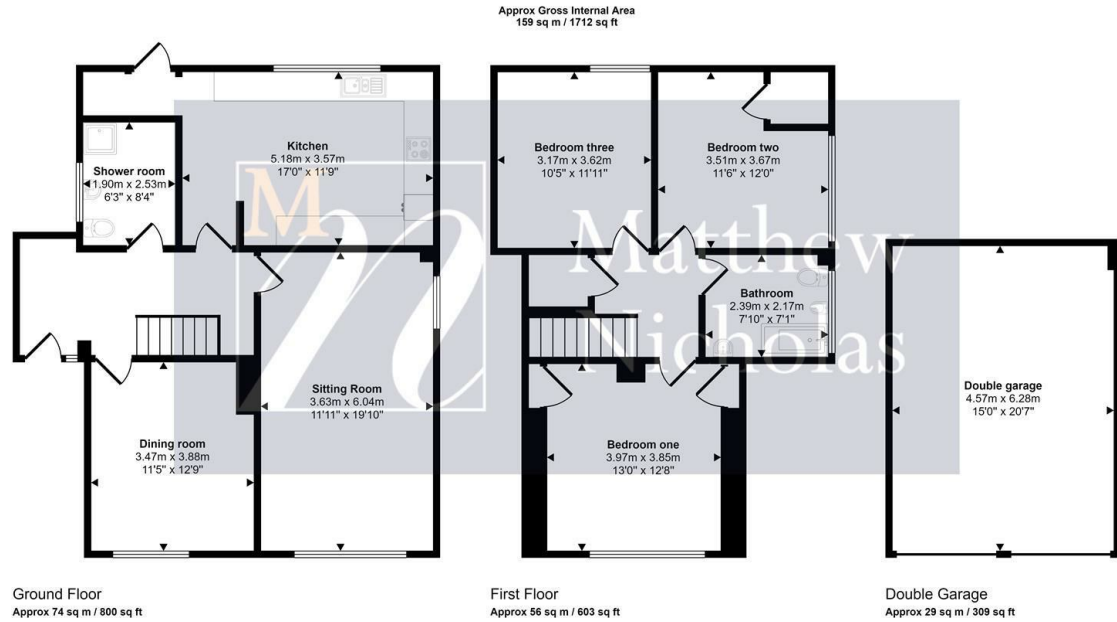
# Further Information



Local Authority: North Northamptonshire Council

Tax Band: D

Floor Area: sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.

27-29 Newton Road, Wollaston  
Northamptonshire  
NN29 7QN

T 01933 663311  
E enquiries@matthewnicholas.co.uk  
W www.matthewnicholas.co.uk

