



41 Arkwright Road | Irchester | NN29 7EE



Matthew
Nicholas



Offers In The Region Of £245,000

A modern three bedroom semi detached family home with carport/garage situated in this popular village, the property boasts a gas fired radiator heating system, fitted kitchen, wet room style shower room and internal redecoration. Offered with no onward chain, the accommodation comprises an entrance hall, sitting/dining room, kitchen with integrated cooking appliances, three bedrooms and shower room. Outside there are gardens to the front and rear with driveway to the side providing ample off-road parking and access to a carport with additional off-road parking.

- Superbly presented three bedroom semi-detached house
- Carport to the side
- Recently decorated
- Gas fired radiator heating system
- Generous plot
- No onward chain

Canopy porch with glazed door and panels leading from the front into the

Entrance Hall

Radiator, staircase to the first floor, laminate flooring, doors to sitting room and kitchen.

Sitting/Dining Room

Window to front, sliding doors to garden two radiators, TV point, laminated flooring, doorway opening to the

Kitchen

Fitted with a range of base and eye level units with gloss finish worksurfaces above. Inset single bowl/drainers stainless steel sink with mixer tap, stainless steel gas hob with extractor above and electric oven below. Space for fridge/freezer, plumbing for washing machine, wall mounted gas fired central heating boiler, tiled floor. Window to rear and door back to the entrance hall.

First Floor Landing

Window to side, loft access hatch, doors to all rooms.

Bedroom One

Window to front, radiator.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Window to front, radiator.

Shower Room

A wet room style arrangement with low level WC, wall hung wash hand basin and shower area with curtain/rail. Tiled walls, towel warmer/radiator, window to rear.

Outside

The property is approached via a paved single width driveway bordered by planted beds and lawn. Access may be gained to the main door and carport. Hedge and partially low wall enclosed.

Carport

Up and over door to the front, open rear to rear garden.

Rear Garden

Paved patio area to the immediate rear of the house. Main lawn bordered by hedging and shrubbery, further hardstanding and aluminium framed green house. Enclosed by fencing with outside light and tap.





Further Information



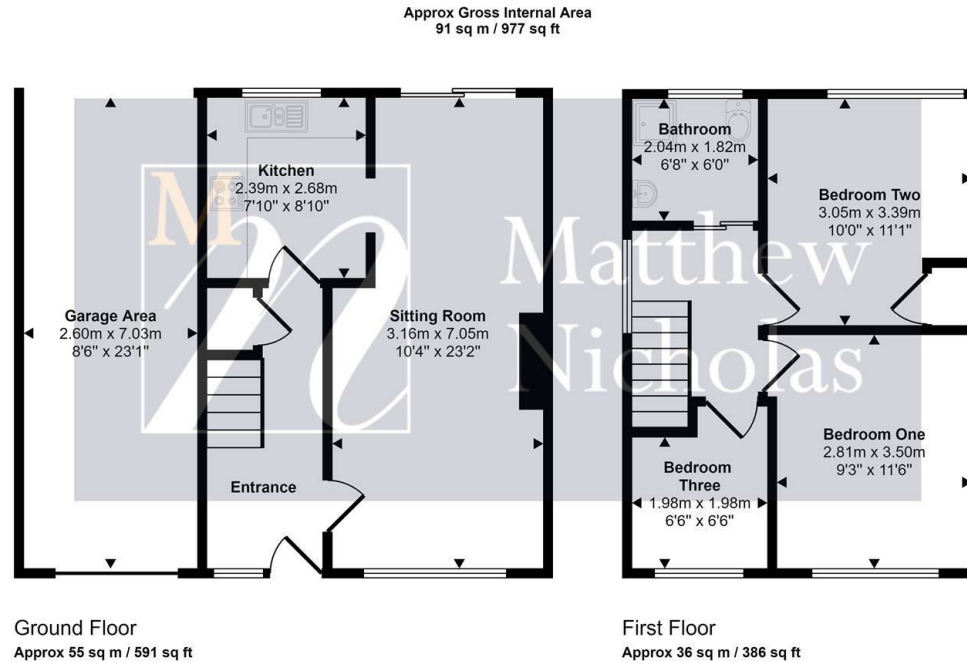
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 977.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



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.

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