



7 Cedar Close | Irchester | NN29 7BZ



Matthew  
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## Offers In Excess Of £375,000

A superbly positioned and presented four bedroom Alfred Underwood built semi-detached house enjoying a single garage, driveway and private corner plot. Having been extremely well cared for by the current owners, a viewing is recommended as properties of this nature rarely come to the market. The property boasts a gas fired radiator heating system, PVCu double glazing, a fitted kitchen and refitted bathroom and PVCu conservatory. The accommodation briefly comprises of an entrance hall, guest cloakroom/WC, sitting room leading to a dining room, conservatory, kitchen, first floor landing, master bedroom with ensuite and three further bedrooms, bathroom, garage and gardens.

- Underwood built extended four bedroom family home
- PVCu double glazing
- Traditionally styled conservatory
- Gas radiator heating system
- Ensuite to master bedroom
- Attractive and private corner plot

Composite entrance door and glazed panels to the front leading into the

### **Entrance Hall**

Radiator, dogleg staircase with under stairs door rising to the first floor, coving, doors to guest cloakroom/WC, sitting room and glazed door to kitchen.

### **Guest Cloakroom/WC**

Fitted with a two piece suite, tiled splashback, obscured window to the front.

### **Sitting Room**

15'10" x 11'10" (4.85m x 3.61m)  
Window to front, radiator, feature contemporary timber fire surround/mantle shelf with fitted wood burner on tiled hearth. TV point, coving, square opening leading through to the

### **Dining Room**

8'9" x 8'9" (2.69m x 2.69m)  
Sliding patio doors to the conservatory, radiator, coving, door to the kitchen.

### **Conservatory**

9'10" x 9'6" (3.00m x 2.92m)  
Of a PVC you double glazed construction under a hipped polycarbonate roof with glazing to three aspects and French style doors to the garden, tile floor.

### **Kitchen**

10'9" x 8'9" (3.28m x 2.67m)  
Fitted with a range of painted wood fronted base and roll edge worksurface. Inset single drainer sink with mixer tap, space for slide in electric cooker,

extractor above, space for undercounter fridge, Dishwasher, washing machine and tumble dryer. Tile splash areas, downlights with concealed LED lighting, window to rear, glazed door back to hallway.

### **First Floor Landing**

Access to roof space, doors to all bedrooms, bathroom and airing cupboard housing a lagged hot water cylinder with slatted shelving above.

### **Bedroom One**

11'6" x 9'6" (3.53m x 2.92m)  
Window to the front, radiator, door to Ensuite shower room

### **Ensuite Shower Room**

Fitted with a three-piece suite comprising of a low-level WC, pedestal wash hand basin and corner shower cubicle with sliding glazed doors. Tiles splashback areas, radiator, further access to roof space, downlights, expel air, obscured window to the front.

### **Bedroom Two**

12'7" x 8'11" (3.84m x 2.74m)  
Window to the rear, radiator.

### **Bedroom Three**

12'2" x 8'0" (3.73m x 2.46m)  
Window to the rear and further obscured window to the side, radiator, laminate flooring.

### **Bedroom Four**

10'5" x 8'3" (3.20m x 2.54m)  
Window to the front, radiator, laminate flooring.

### **Bathroom**

Refitted with a contemporary three-piece suite including low-level WC with concealed cistern, vanity wash handbasin with storage beneath and granite worktop to the side, bath with tiled panel to the side thermostatically controlled shower above, mixer tap and glaze screen. Tiled splash areas, heated towel warmer, downlights, tiled floor, obscured window to the rear.

### **Outside**

Standing behind a lawned area with established flower/shrub borders, block paved driveway providing off-road parking for two vehicles, which in turn leads to the entrance door gated access to the rear garden and attached garage.

### **Garage**

Powered roller shutter door, power and light connected, Personal door to the rear garden.

### **Rear Garden**

The rear garden is predominantly laid to lawn With paved hard standing immediately to the rear of the house. Raised timber decked seating area to the far end of the garden, established and well stocked flower/shrub borders, timber summerhouse, further areas of paved hardstanding, enclosed by combination of fencing, mature evergreen hedging with a number of trees. Exterior tap. Considered private.

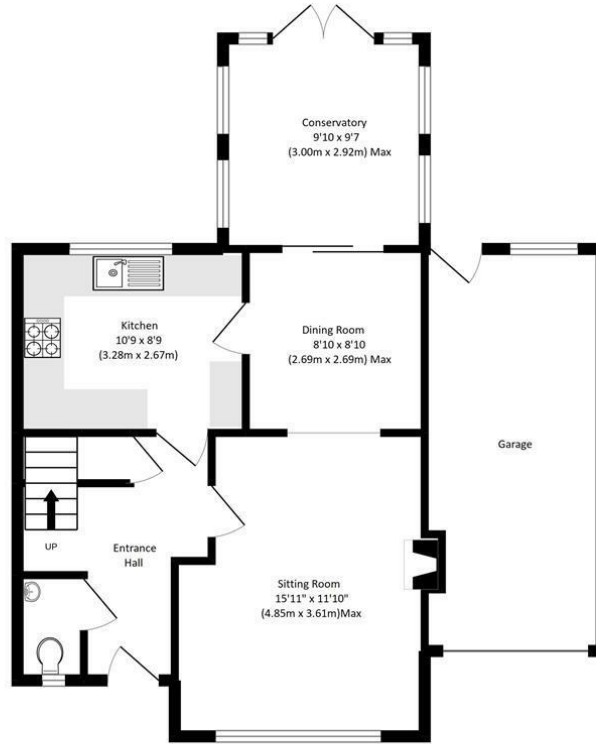




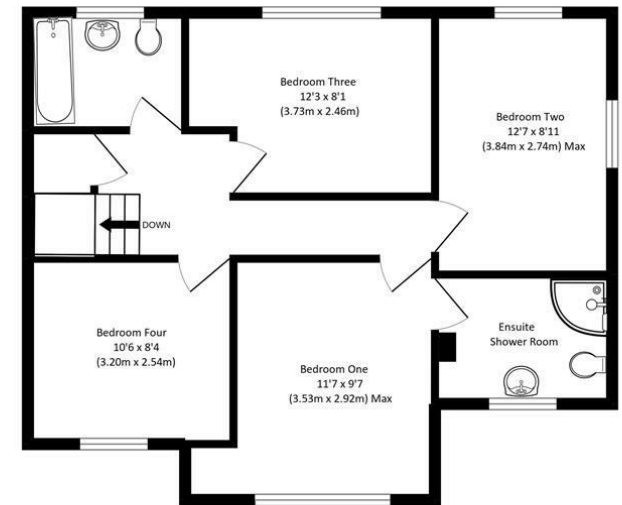
# Further Information



**GROUND FLOOR**  
715 sq.ft. (66.4 sq.m.) approx.



**1ST FLOOR**  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.3 sq.m.) approx.  
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Local Authority: North Northamptonshire Council  
Tax Band: D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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	
<b>England &amp; Wales</b> 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>	
(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	
<b>England &amp; Wales</b> 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.

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