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campbells

of Woodford Halse



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



6 MALLARD DRIVE


WOODFORD HALSE, NN11 3EJ

- Third Bedroom With Dressing Room/Study
- Driveway Parking and Single Garage
- Perfect Family Home With Gas Central Heating
- Main Bedroom With En-suite
- Woodland Walks On Your Doorstep
- Extended Over Garage
- Two Reception Rooms
- Two Double Bedrooms
- Downstairs WC

LOCAL PROPERTY EXPERT RHIAN HANDLEY



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Excellent, personal service. Easy to contact, and then always friendly and helpful.

Kept us in-formed throughout the whole process (even though there were a few hiccups, down the chain). Would definitely recommend the company and Amanda, Rhian and Sian, in particular. Cheers!

NAME: Simon, Long Buckby - 13th May
ABOUT: Amanda, Rhian and Sian

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Spacious Three Bedroom House with Garage and Woodland Views in The Village Of Woodford Halse.

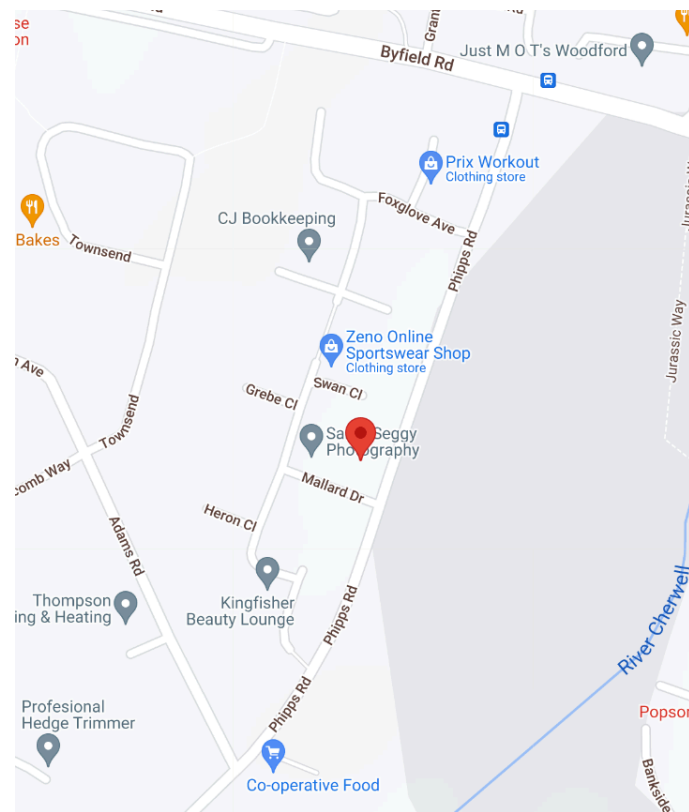
Welcome to Mallard Drive, a charming three bedroom house in the village of Woodford Halse. This property is an ideal family home with its impressive features and convenient location. As you approach the house, you are greeted by a driveway providing parking space for your vehicle. Additionally, a single garage offers secure storage for your belongings or can serve as a workshop if desired. Upon entering the porch, you are then welcomed into the hallway, to your right you have a downstairs WC and to your left, you will find the kitchen, with plenty of storage space and enough space for a breakfast table. Continuing through, you will enter the living room, with plenty of sofa space where you can cosy up. Leading to the sliding doors of the second reception room, this versatile space can be transformed into a formal dining room, a play area for children, or simply an office space. Upstairs, you will find two spacious double bedrooms, offering plenty of space for furniture and storage. The main bedroom boasts an en-suite bathroom, providing convenience

and privacy. A unique feature of this property is the third bedroom, which has been cleverly changed into two separate rooms whilst the second bedroom has been extended over the garage. This additional space in the third bedroom can be utilised as a dressing room, providing an indulgent haven for your clothing and accessories, or it can serve as a study, creating a separate workspace for remote working or studying- additionally, it could easily be changed into one big bedroom. The family bathroom on this floor features a bathtub and shower combination, allowing you to either relax and soak or a quick revitalizing shower. Mallard Drive offers much more than just a great house; its location is truly exceptional. Within a two-minute walk, you will find a local Co-Op store, making everyday grocery shopping a breeze. Additional benefits of this property include gas central heating, ensuring warmth and comfort throughout the year, UPVC Double Glazed windows throughout and a convenient downstairs WC for added convenience.



LOCATION

Woodford Halse is a vibrant village in Northamptonshire's southwest corner. This property offers a delightful blend of countryside and urban convenience. With local amenities, schools, and shops within easy reach, it's an ideal location for families seeking a welcoming community atmosphere and a peaceful transition from busy town life. For nature lovers, this property is surrounded by Woodford's woodland walks, offering lovely strolls or energetic walks right on your doorstep. Enjoy the sounds of nature and embark on adventures through the countryside.



Council Tax: Band C EPC: Rating D

“If you are seeking a spacious family home in a desirable location, with excellent transport links, local amenities, and scenic surroundings, look no further than Mallard Drive in the village of Woodford Halse.”

