



Close Road, Nether Heyford

Offers in excess of **£300,000**



JACKIE OLIVER & CO

5 Close Road, Nether Heyford,
Northamptonshire, NN7 3LW

This extended semi-detached home is situated in a small jitty along an established road in the well serviced South Northamptonshire village of Nether Heyford.

Front Hall | Sitting Room | Family Room | Study |
Kitchen/Dining Room | Utility Room | Conservatory |
Cloakroom | Four Bedrooms | Bathroom

The Property

Enjoying a tucked away position, this extended home offers versatile & generous accommodation. The ground floor provides an entrance hall leading to a sitting room with the study, family room, uPVC conservatory, cloakroom and kitchen/dining room with utility beyond whilst the first floor offers four bedrooms and a three piece family bathroom. Externally the property benefits from a fully enclosed and south easterly facing rear garden and a block paved driveway providing off road parking.



- Mains water & drainage
- Mains gas central heating
- uPVC Double glazing
- Freehold
- Council tax band D
- EPC rating band D





The Ground Floor

Entered via a half glazed uPVC door from the front, the entrance hall has a storage cupboard housing the wall mounted gas fired combination boiler. A door on the right leads into the sitting room with a window to the front and ample space provided for a range of furniture, all focussed around an open fireplace with a brick surround, a stone hearth and a timber mantle. The study lies open plan beyond with stairs to the first floor having a useful built-in storage cupboard under and the two piece cloakroom on the left. French doors lead into the generous conservatory which is of uPVC construction on a brick base and has a door into the rear garden. The living space is completed by the large dual aspect family room which has French doors into the garden and a feature glass brick window into the conservatory.

The Kitchen/Dining Room & Utility

The kitchen is fitted with a range of floor and wall mounted storage cupboards and working surfaces whilst still affording room for a dining table. A stainless steel sink and single drainer unit has a mixer tap over and is positioned under a window to the front, a further window looking to the side of the home. The dishwasher and fridge are integrated along with an electric double oven with a four ring gas hob over and space is provided for your own additional fridge/freezer. The separate utility room is again fitted with floor and wall mounted storage cupboards, working surfaces and a stainless steel sink with space provided for your own washing machine and tumble drier.



The First Floor

Accessed via stairs from the study, the first floor landing has a hatch into the loft space and a recess with integral display shelving. The first and third bedrooms are traditional rectangular shapes in the main whilst the second is a longer and narrower room with space for a double bed at one end and a dressing area at the other. Along with the fourth single size bedroom, the family bathroom completes the first floor and offers a bath with shower over, a wash basin and a W.C.



The Rear Garden

Enjoying a south facing aspect, the property has a low maintenance garden to the rear fully enclosed by timber fencing. Entirely paved with an elevated flower bed and a variety of shrubs, flowers and trees, a timber garden shed is situated in the far left hand corner.



Driveway Parking

Situated at the front of the property is a block paved driveway providing off road parking.

How far to...?



The Local Village Shop
c 0.2 miles



The Village Primary School
c 0.3 miles



Towcester Town Centre
c 7 miles



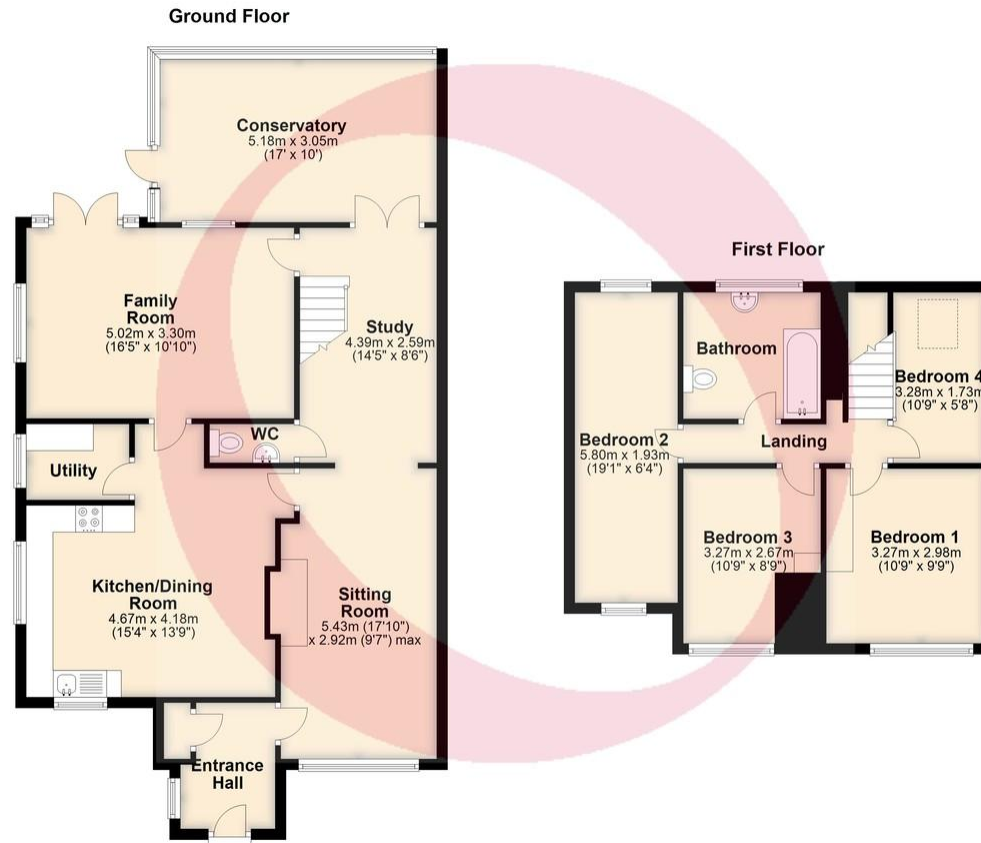
Northampton Train Station
c 7 miles





Nether Heyford is a picturesque village centred around the pretty village green which is believed to be one of the largest greens in the country. Local amenities include two pubs, a shop, butchers and hairdressers, a primary school and a village hall.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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