



21 Berrill Street | Irchester | NN29 7DT



Matthew
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Offers In The Region Of £450,000

A bespoke detached three/four bedroom detached house with double garage and private rear garden situated within easy reach of the village centre. Built for the current owners over thirty years ago, the property offered flexible living space over two floors and is superbly presented throughout. Boasting a gas fired radiator heating system, PVCu double glazing, refitted kitchen/breakfast room with integrated appliances and neutral décor throughout. Briefly comprising a porch, large entrance hall, triple aspect main reception room with access to a conservatory, bedroom/snug, kitchen/breakfast, utility and ground bathroom. The first floor landing leads to three bedrooms, one of which has an ensuite. Large gated driveway, double garage and enclosed rear garden. Joint sole agents with Harwoods.

- Bespoke detached house
- Close to village centre
- Private rear garden
- Versatile accommodation layout
- Large driveway & garage
- Very well presented

PVCu door leading from the front into the

Porch

PVCu construction with glazing to two aspects, further PVCu entrance door leading to the

Entrance Hall

Radiator, staircase with turned adn stained bannister and spindles rising to the first floor, coving, large archway to the main reception area, doors to the remaining ground floor rooms.

Sitting/Dining Room

30'5" x 13'1" (9.29 x 4.01)

Windows to side and rear with sliding patio doors allowing access to the conservatory. Two radiators, stone fireplace with electric feature fire, TV point, dado rail, coving.

Conservatory

11'6" x 6'11" (3.53 x 2.12)

PVCu construction on a brick base with glazing to three aspects, pitched polycarbonate roof with blind and French doors to the garden.

Kitchen/Breakfast Room

13'5" x 10'9" (4.09 x 3.29)

Fitted with a range of cream 'shaker' style units with granite effect worksurfaces above. Inset single bowl sink with mixer tap adn separate circular drainer. Zanussi stainless steel gas hob with extraction above, Stoves double oven below and integrated Zanussi microwave to the side. Integrated dishwasher and fridge. Tiled splash areas, concealed gas fired central heating boiler, tiled floor, window the the side and connecting doors to sitting/dining room and entrance hall.

Utility Room

8'11" x 4'6" (2.74 x 1.39)

Fitted with a range of base level units with worksurfaces above. Inset polycarbonate sink with mixer tap, plumbing and space for washing machine adn space for drier. Tiled walls and floor, radiator, window adn door to the side.

Bedroom/Snug

10'4" x 10'2" (3.17 x 3.10)

Window to the front, radiator, dado rail, coving.

Bathroom

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and bath with panel to the side. Tiled splash areas, radiator, window to the side.

First Floor Landing

Velux style window to the rear, turned adn stained bannister and spindles, into eaves storage, doors to all principal rooms.

Bedroom One

13'9" x 14'9" (4.20 x 4.51)

Window to the rear, radiator, range of built in bedroom furniture, feature sloping eaves to ceiling. Door to

Ensuite Shower Room

Fitted with a three piece suite comprising a low level WC< vanity wash hand basin and large walk in shower area. tiled splash areas, airing cupboard, low level storage cupboards, window to the side.

Bedroom Two

10'2" x 13'9" (3.11 x 4.21)

Window to rear, radiator, feature sloping eaves to ceiling.

Bedroom Three

10'2" x 12'6" (3.11 x 3.82)

Window to front, radiator, feature sloping eaves to ceiling.

Outside

The property enjoys a carriage driveway with twin wrought iron gates opening to a large parking area in block paving. Access to the main entrance door, garage adn gated access to either side to the rear garden.

Double Garage

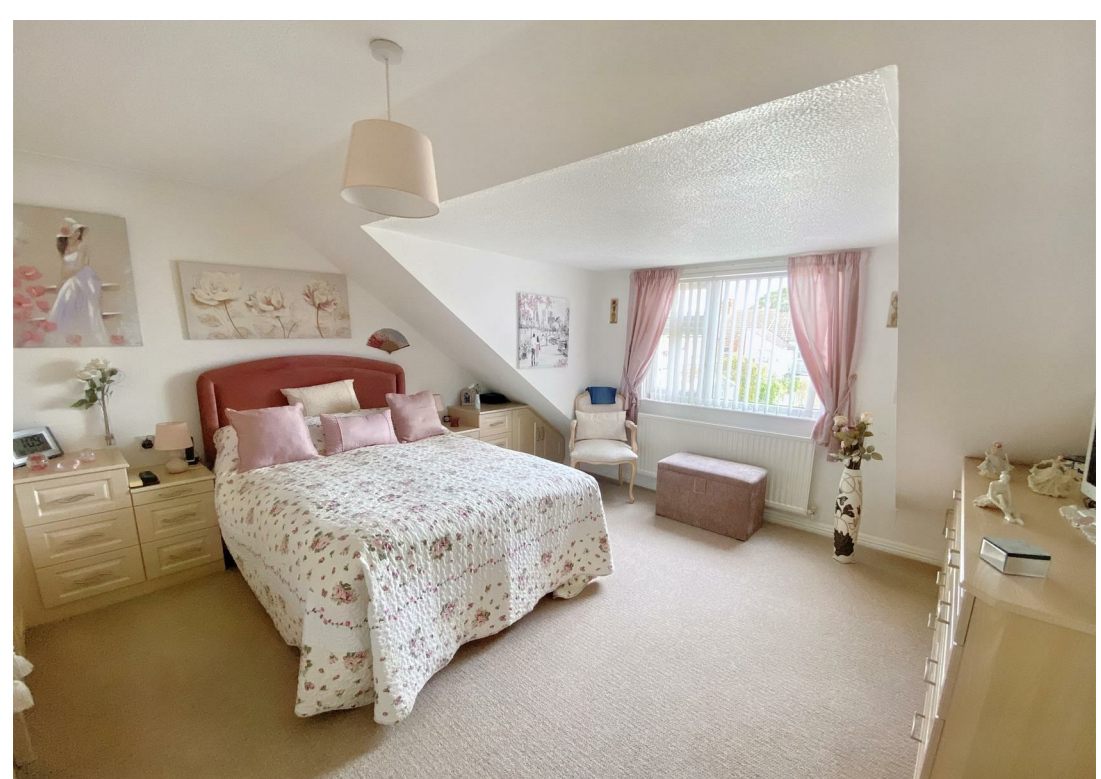
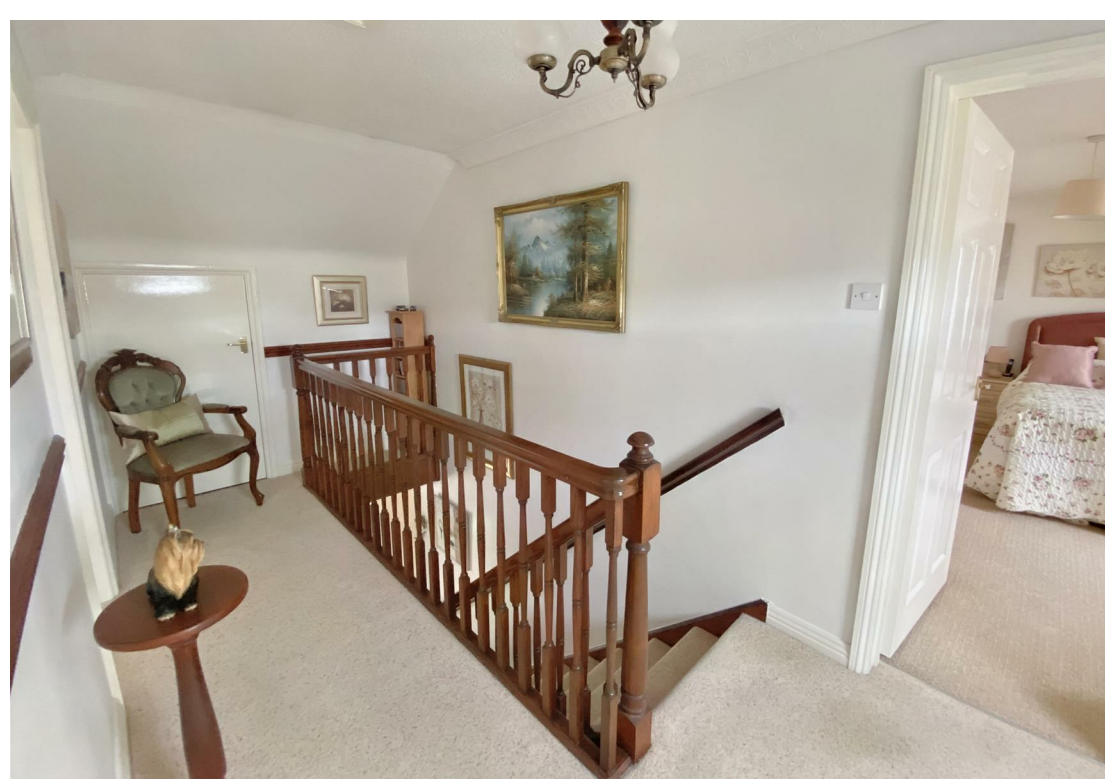
15'1" x 17'0" (4.61 x 5.19)

Remote control up and over door with power and light connected in the garage. personal door to entrance hall.

Rear Garden

Paved pathway immediately to the rear and central lawn, well tended mature shrubs and planted beds, timber decked seating area with further shingle areas. Timber shed, enclosed by a combination of fencing adn not considered over looked from the rear.

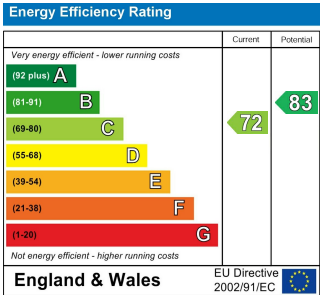
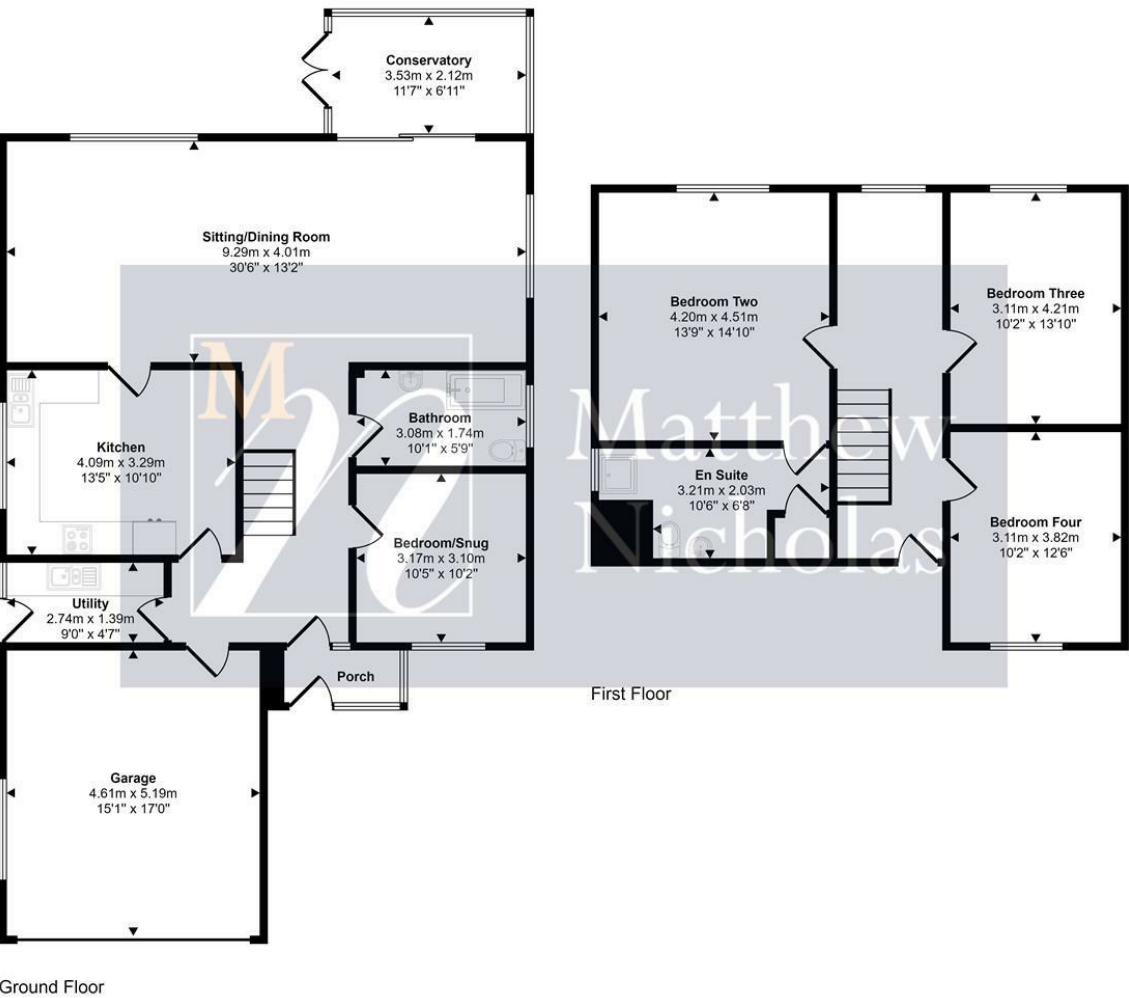




Further Information



Local Authority: North Northamptonshire Council
Tax Band: D



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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