



37 Bradshaw Way | Irchester | NN29 7DN



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## Offers In The Region Of £279,995

A modern yet established three bedroom semi-detached dormer style property towards the edge of Irchester. The property offers a gas fired heating system, PVCu double glazing, delightful garden backing onto the village community orchard and a single garage with large driveway. With versatile living accommodation over two floors, the property briefly comprises a hallway, sitting room, kitchen, two bedrooms guest WC to the ground floor. The first floor landing leads to the further bedroom and bathroom. Beautifully presented, a viewing recommended.

- Versatile three bedroom semi-detached
- PVCu double glazing
- Stylish neutral decoration
- Gas fired radiator heating system
- Nicely fitted kitchen and bathroom
- South facing and private rear garden

Composite part glazed door and side light leading from the side into

### **Entrance Hall**

Radiator, doors to all ground floor rooms.

### **WC**

Two piece suite comprising of a low level WC and hand wash basin, tiled splash areas, expelair

### **Kitchen**

8'2" x 10'0" (2.49 x 3.06)

Fitted with a range of base and eye level units with rolled edge wood effect worksurfaces above, inset single sink and drainer with mixer tap above, mid level oven and microwave above, electric hob with chimney style extractor above, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, tiling to splash areas, shelving, wall mounted gas fired boiler, window to rear and PVC door to garden.

### **Sitting Room**

11'3" x 17'1" (3.43 x 5.21)

Sliding doors to garden, radiator, electric fire on marble effect hearth and surround with mantle above, TV point, coving, wood flooring.

### **Bedroom Two**

10'0" x 11'8" (3.05 x 3.57)

Window to front, radiator.

### **Bedroom Three**

9'4" x 8'6" (2.87 x 2.61)

Window to front, radiator.

### **First Floor Landing**

Loft access hatch, door to storage in eaves space, doors to bathroom and

### **Bedroom One**

9'1" x 11'1" (2.78 x 3.38)

Window to front, radiator, large walk in wardrobes.

### **Bathroom**

9'5" x 7'0" (2.88 x 2.15)

A four piece suite comprising of a low level WC, hand wash basin, bidet, and oversized shower cubicle, thermostatic shower with sliding glass door enclosure, tiling to splash areas, radiator, obscured glazing to the side.

### **Outside**

The front of the property is laid to shingle and has a driveway to the side providing off road parking for multiple vehicles, the property entrance door is accessed from the side, as is the garage and rear garden gate.

### **Rear Garden**

Immediately abutting the rear of the property is a patio area, the remainder of garden is laid to lawn and mature shrubs and planting, side access to the garage, gate to driveway, the whole is enclosed with hedging and timber fencing. South facing adn backing onto the recently planted village orchard.

### **Garage**

24'3" x 9'10" (7.4 x 3)

Oversized in length, up and over door, power connected.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

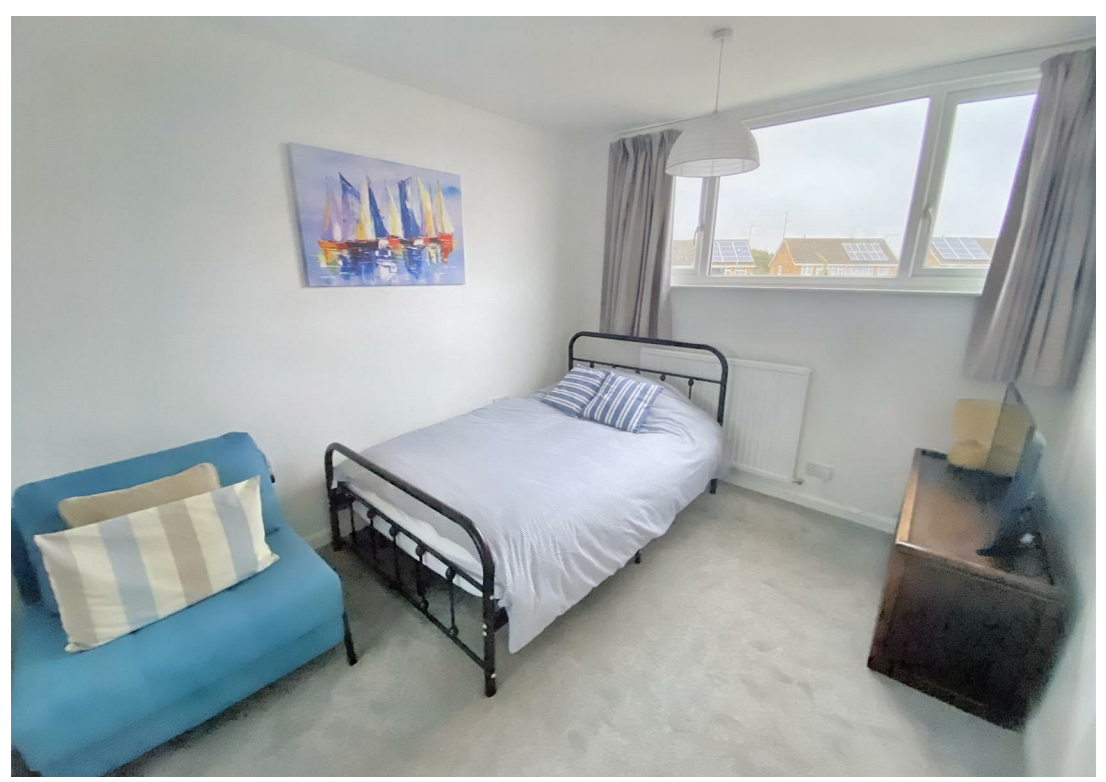
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.



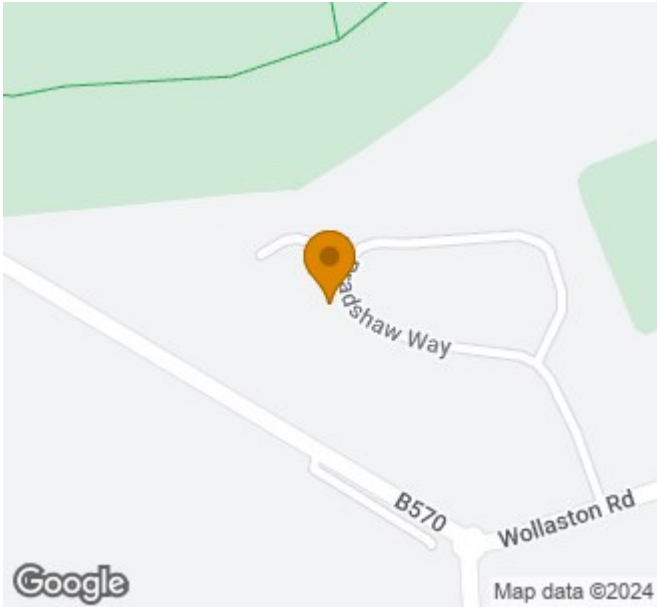








# Further Information



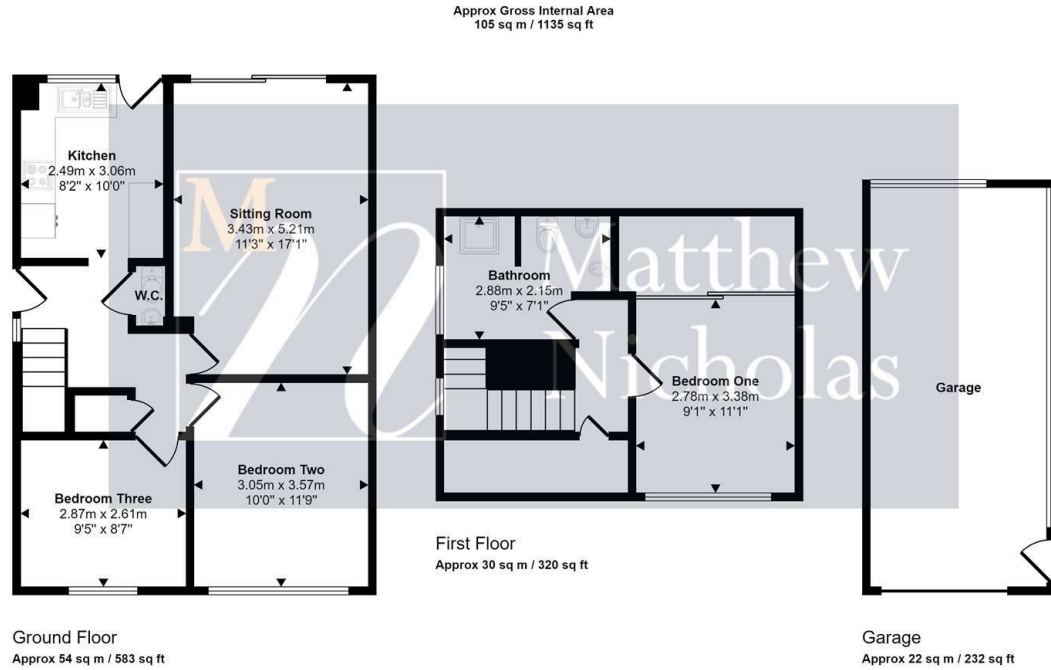
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1135.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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



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.

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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