



ORCHARD CLOSE
East Haddon, Northampton, NN6

 **DAVID COSBY**
ESTATE AGENTS



3 Orchard Close

East Haddon, Northampton, NN6

£500,000 (Guide Price)

- Desirable Village Location
- 3 double bedrooms
- Ground floor cloak room
- 2 en-suites
- Good sized kitchen / breakfast room
- Two sets of French doors opening onto the rear garden
- Separate Summer Lounge room with part vaulted ceiling
- Utility
- Off road parking
- Large Tandem Garage
- Corner Plot with substantial rear garden

Description

Situated on large corner plot within a quiet cul-de-sac, 3 Orchard Close is an immaculately presented, detached, chalet bungalow with accommodation including three double bedrooms, two en-suites, family bathroom and separate summer lounge.

The property is located in the quintessentially English village of East Haddon and has been thoughtfully extended to enable flexible living space and the potential for a separate living area – perfect for an annexe or home working.

There is off-road parking and a large tandem garage with electrically operated vehicular door and useful double swing doors opening onto the rear garden.



The peaceful village of East Haddon is surrounded by wonderful Northamptonshire countryside and is one of the county's most idyllic villages with many thatched cottages and beautiful gardens.



The Property

Entrance Hall

The double height entrance hall is accessed via a panel effect door with decorative top lights and side light set within a recessed porch with quarry tile hard standing. With its vaulted ceiling and Velux roof light the entrance hall is a light and spacious area. The straight flight of timber stairs provides access to the first-floor area and has been finished with loop pile carpet and incorporates glazed balustrading. There is also a useful understairs cupboard providing storage space.

Kitchen / Breakfast Room

The kitchen / breakfast room is located to the rear aspect of the property and features a 2-unit window above the sink overlooking the rear garden and a further single unit window to the breakfast area again overlooking the rear garden.

There is a good range of base and wall units providing storage and work surface space which benefits from a built-in 2 door electric oven and a separate four ring electric hob with extractor hood over. There is a part glazed door providing access to the rear garden and patio area.

A half-glazed door opens onto the entrance hall and there is a further double swing glazed door providing access to the utility room. The floor is finished with ceramic tiles.

Utility

There is a useful utility area which is of a good size and features a part-vaulted ceiling and ceramic tile floor. This utility area has its own entrance door and could be used as a separate kitchen should a potential purchaser wish to convert the eastern portion of the property to a separate annexe.

Bedroom Three

The ground floor double bedroom is well-proportioned with a four-unit segmental bay window to the front aspect providing natural lighting. The ceiling has been finished with perimeter plaster covings and there is a built in sliding mirrored wardrobe. A panel door provides access to the ground floor shower room.



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Ground floor shower room

Again, this ground floor shower room could form part of a separate annexe should the need arise. Sanitary appliances comprise a close couple WC, wash hand basin with pedestal and a large shower cubicle. The floor is finished with ceramic tiles and there is a good size built-in storage cupboard and dual aspect windows providing plenty of natural lighting. Mechanical extract ventilation has also been installed.

Sitting room / Dining room

A large dual aspect space with four-unit segmental Bay window to the front elevation and double-glazed French doors with side lights to the rear elevation providing access to the patio area and rear garden beyond. The ceiling has been finished with perimeter plaster covings and there is cut pile carpet to the floors. A serving hatch has been formed between the dining room area and the kitchen.

Summer lounge

With an abundance of natural light from the dual aspect Velux windows together with a part vaulted ceiling with exposed hip rafters, the summer lounge is a fantastic area with a myriad of functions and is our favourite room in this lovely house. The two-unit window and French doors with side lights provide further natural lighting and permit access to the well-tended rear garden.

Pantry

A useful large pantry has been provided off the utility area and incorporates lighting, power and heating. There is a top hung double glazed window giving natural lighting and ventilation if required.

Ground floor cloakroom

Fitted with a close couple WC and wall mounted ceramic wash hand basin the ground floor cloakroom is accessed from the utility area and has a top hung casement window providing natural lighting. There is also a mechanical extract vent installed.



With convenient access to M1, East Haddon is an easy commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway Station with direct and frequent trains to London Euston.

The Property

Landing

The first-floor landing has cut pile carpet and good natural lighting from the double-glazed Velux window. Panel doors lead to the two main bedrooms.

Bedroom One

A good-sized double bedroom with full width wardrobes and dual aspect windows providing far reaching views. A panel door provides access to the en-suite

En-suite

Fitted with a three-piece suite comprising 'P' shaped bath with shower over, close-coupled WC, and wash hand basin with pedestal. There is an obscure glazed window to the rear aspect providing natural lighting.

Bedroom Two

Another double bedroom with large mirrored built-in wardrobe and eaves' storage cupboard. Dual aspect windows to the side and rear elevations provide good natural lighting.





Outside Areas

Front Aspect:

The property occupies a large corner plot within a quiet cul-de-sac. A dropped kerb provides vehicular access to the driveway affording off road parking for two vehicles. There is a large tandem garage to the left-hand side of the property. The remainder of the front garden is partly laid to gravel with a raised grassed area with stone retaining wall and mature shrubs. Gated access to the rear garden has been provided to the right-hand side of the property.

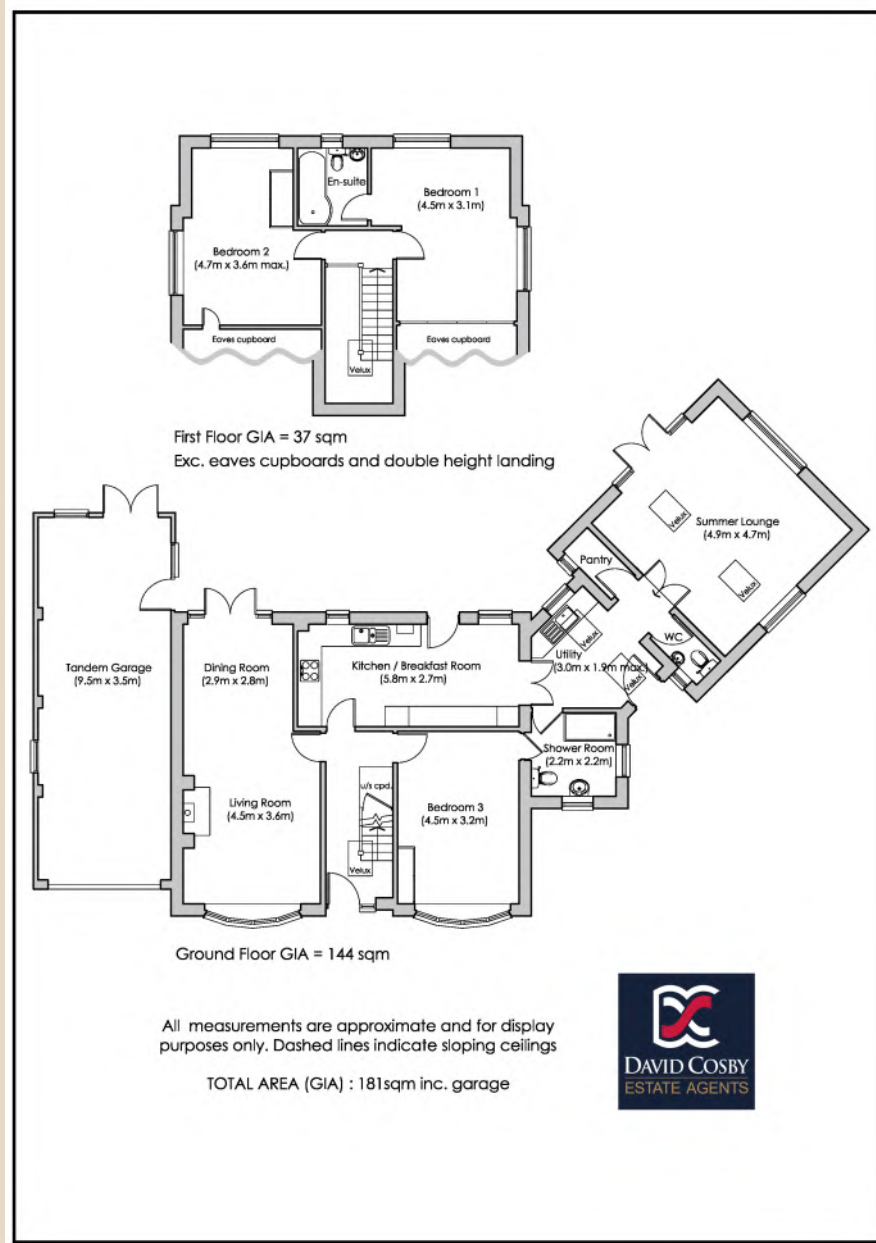
Rear Garden:

The well-tended rear garden can be accessed from the front of the property and also from the kitchen as well as the French doors to the sitting room and summer lounge. The garden is a substantial size and provides a large lawned area together with good size patio for entertaining and the established plants and pond attract the local wildlife.

Garage:

The large tandem garage provides an abundance of space for vehicle storage or workspace area. There is an electrically operated roller shutter door to the front elevation and natural lighting is provided by a side elevation window together with double glazed French doors and a separate casement window to the rear elevation. Lighting and power have been provided.





Local Authority: Northamptonshire Borough Council (West Northants)

Council Tax: Band D

EPC: Rating C

Services: Water, Drainage, Gas and Electricity

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not tested services, appliances, equipment or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

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