



11 MANOR PARK

Nether Heyford, NN7



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ESTATE AGENTS



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Features

- Sought after village location
- Detached family home
- Beautiful open plan kitchen
- Immaculately presented
- Four bedrooms
- Corner plot
- Integral garage

Description

11 Manor Park is a detached family home located on a corner plot in the delightful village of Nether Heyford. The property has been extended and improved by the current owners and the stunning accommodation includes a large open plan kitchen / breakfast room with part vaulted ceilings and tri-fold doors to the rear garden; a family snug area; dining room; sitting room; cloak room; four bedrooms (master bedroom with en-suite); and family bathroom. The front aspect has a well-tended garden area with block paviour drive providing off-road parking and access to the integral garage. The rear garden has established perimeter shrubs, lawn, and large patio area.



Nether Heyford is an ideal location for families seeking a tranquil village location but with all the benefits of easy access for commuting

The Property

Entrance Hall

The entrance hall is a good-sized space with plenty of room for coats and storage and is fitted with antique oak effect floorboards which extend through to the open plan kitchen area. Solid slatted oak doors with brushed chrome ironmongery lead to the principal ground floor rooms and a flight of stairs with half-landing and cut-pile carpet leads to the first floor accommodation. Further storage is provided by a useful understairs cupboard with lighting and there is a vertical column radiator adjacent to the front entrance door.

Sitting Room

The main sitting room is located to the front left-hand side of the property and has an impressive segmental bay window providing natural lighting. The sitting room provides a calming space with feature fireplace incorporating oak effect mantelpiece and traditionally styled gas stove with slate hearth. Walls are tastefully decorated, and floors are finished with plush cut-pile carpet. Heating is provided by a vertical column radiator.

Cloak Room

The ground floor cloak room is accessed off the entrance hall and is fitted with a three-piece suite comprising contemporary WC with concealed cistern set within a modern base unit, wash hand basin with chrome mixer tap set within a matching vanity unit, and shower cubicle accessed via a folding tempered glass screen and fitted with rainfall shower rose and separate hose. Walls are finished with full height ceramic tiling and floors are finished with grey oak effect boards. Mechanical extract ventilation has been installed.

Kitchen/Breakfast Area

The part-vaulted rear extension accommodates a stunning open plan kitchen with large breakfast area and separate family snug with recessed niche for audio-visual entertainment. Floors are finished with antique oak effect boards and the high-vaulted ceiling has good natural lighting from three Velux roof lights. Further natural lighting is provided by a large casement window to the left-hand side elevation, a full height fixed window adjacent to the kitchen, and tri-fold double glazed doors which open onto the large patio area. Artificial lighting is provided from evenly spaced recessed spotlights.

The kitchen is fitted with a range of high-quality, clean-lined, ink-blue base and wall units with oak work surfaces. The large central island has a recessed Belfast style sink with chrome mixer tap and incorporates excellent hidden storage space. There is a built-in two-door electric oven and a four-burner electric induction hob with chrome extract hood and integral light over.

The family snug area is a good-sized space with room for a large sofa and is fitted with a niche for audio visual equipment - perfect for winding down with good film.

Dining room

The dining room is located to the rear left hand side of the property and features newly installed double-glazed French doors opening onto the rear garden and providing good natural lighting. Floors are finished with antique oak effect boards which extend through from the open plan kitchen. Low level timber panelling has been fitted and there is a vertical column radiator and ample room for a large dining table and chairs.





First Floor Landing

The part galleried first floor landing is fitted with plush cut-pile carpet which extends through to the bedrooms and has white painted solid timber balustrades and exposed oak handrails. There is a large fixed glazed window overlooking the landing providing natural lighting. Slatted effect solid oak doors lead to the bedrooms and bathroom. A linen cupboard has been provided and fitted with painted slatted shelves and incorporates a single panel radiator.

Master Bedroom

The master bedroom is located to the front left-hand side of the property and has a large four-unit double glazed window overlooking the drive and garden. The bedroom is a good sized double and has ample storage space with a sliding mirrored wardrobe. An oak door leads to the master bedroom ensuite.

Master Bedroom En-Suite

The master bedroom ensuite is fitted with a three-piece suite comprising contemporary WC with concealed cistern set within a vanity unit. The vanity unit also incorporates an inset sink with chrome mixer tap. The large shower cubicle has sliding tempered glass doors and is fitted with a rainfall shower rose. Walls to the shower are finished with marble effect full height tiling and floors are finished with light grey oak effect boards. Artificial lighting is provided by 2no recessed spotlights and mechanical extract ventilation has been installed.

Bedroom Two

Bedroom two is a further good-sized double, located to the rear left hand side of the property and features a three-unit double glazed window overlooking the garden.

Bedroom Three

Bedroom Three is a small double bedroom located to the front of the property with two separate windows providing natural lighting.

Bedroom Four

Bedroom four is a single bedroom currently used as an office and located to the rear right hand size of the property. It has a three-unit window overlooking the rear aspect and benefits from a large wardrobe with sliding mirrored doors. Walls are partly finished with tasteful decorative lining paper.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising contemporary close-coupled WC and large ceramic wash hand basin with pedestal and chrome mixer tap. There is a good-sized bath with shower over and a hinged tempered glass screen. Floors are finished with light oak effect boards and hull-height marble effect ceramic tiling has been installed around the shower. Natural lighting and ventilation are provided by a top-hung vertical window to the side elevation and mechanical extract ventilation has also been installed.



Outside Areas

Front Aspect

11 Manor Park occupies a corner plot, and the front aspect has well-tended shrubs providing natural screens. A lawn area has been formed to the left-hand side of the garden and a block paviour drive provides off-road parking and access to the integral garage. There is gated access to the enclosed rear garden.

Rear Garden

A lime shingle pathway to the left-hand side of the property leads to the rear garden which has close board perimeter fencing and established shrubs. A lawn area has been formed to the left-hand side of the garden and a large patio area has been created in front of the tri-fold doors leading to the open-plan kitchen.

Garage

The attached tandem garage has remote controlled roller-shutter door access, and the solid concrete floor is finished with epoxy resin. Power and lighting are provided, and the rear of the garage has been separated off to provide a useful utility space with newly fitted base and wall units and a stainless steel inset sink with chrome mixer taps. There is space for a washing machine and tumble dryer and a full-height cupboard provides access to a newly installed combination boiler. A recessed niche has been formed to the left hand side wall with fitted shelving.



Location

11 Manor Park occupies a corner plot within the highly sought-after village of Nether Heyford. The village is located to the west of Northampton in the valley of the river Nene and is bordered by the Grand Union Canal. There is a lovely community spirit within Nether Heyford and a good range of local facilities including a general store, hairdressers, butchers, and post office.

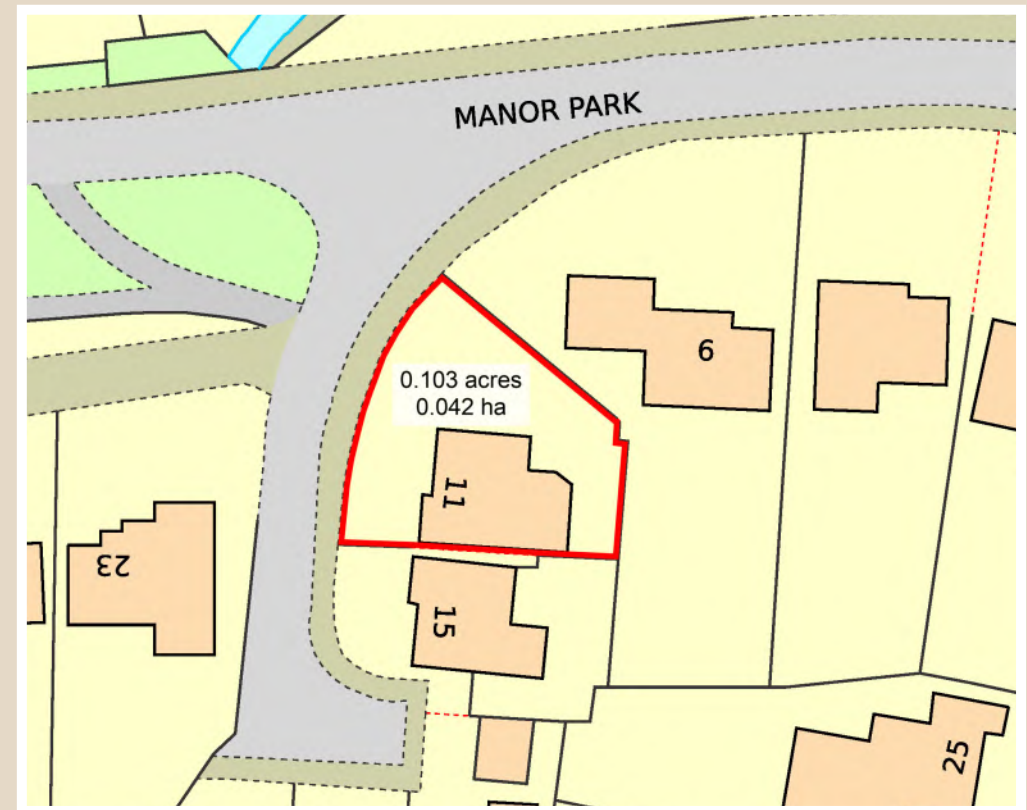
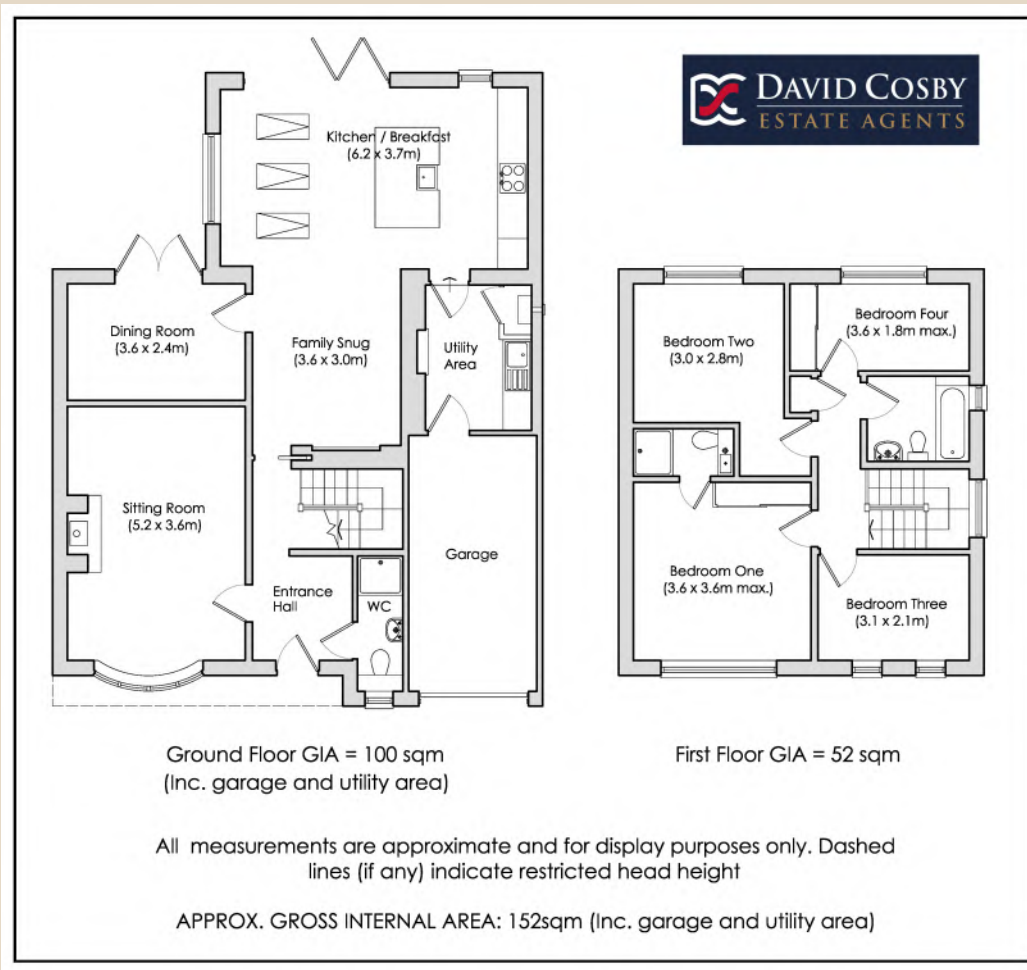
There are also two popular public houses, a village hall, and two churches, and the extensive playing fields are home to a cricket club, football club, tennis courts and a bowls club. The village primary school is a voluntary aided establishment housed within a beautiful Gothic style building.

One of the most striking features of Nether Heyford is its beautiful 5-acre, tree-lined, village green - acknowledged as being one of the largest in the country. A smaller green in the centre of the village contains the War Memorial cross.

Nether Heyford is an ideal location for families seeking a tranquil village location but with all the benefits of easy access for commuting with convenient access to the M1, and train journeys to London or Milton Keynes from the nearby Long Buckby Railway Station.



GRAND UNION CANAL, NETHER HEYFORD



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Local Authority: West Northamptonshire Council (South Northamptonshire Area)

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band E **EPC:** Rating D

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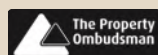
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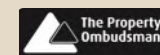


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