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ESTATE AGENTS

"More Than Meets The Eye"

Benefitting from having a generous plot and a separate single Garage, this impressive two bedroom semi detached Property is a perfect first time purchase or a buy to let investment!



Drayton Road,
Irthlingborough,
NN9 5TQ



Property Highlights

Situated on the periphery of Irthlingborough, the Property is within close driving distance of the A6 and A45, and is conveniently located close to the ALDI supermarket and Irthlingborough Town Centre. Rushden Lakes is accessible by car in under 10 minutes and Wellingborough Train Station is around a 15-minute drive and benefits from a popular commuter rail link to London.

Entrance through the composite front door leads into the extended porch that now provides an open entrance with ample storage space for coats and shoes and currently houses the tumble dryer. There is a timber effect laminate floor, a modern tall column radiator and stairs rise to the First Floor.

Beautifully light Living Room with light flowing in from the window to the front elevation and French doors to the timber deck at the rear. There is a seamless continuation of the timber effect laminate flooring, a high-level picture rail, attractive coving and a useful low-level storage cupboard.

Modern Kitchen/Breakfast Room featuring a generous window to the rear looking over the rear Garden, a uPVC and glass panelled door that leads to the side passage, timber effect laminate flooring, a useful under stairs storage cupboard, and a breakfast bar area ideal for entertaining whilst cooking. The fitted Kitchen includes eye and base level units, metro tiled splashbacks, square edge worktops and a one and a half bowl sink and draining board. There is space and plumbing for a washing machine and fridge/freezer (appliances not included), and integrated appliances to include a low-level double oven, a four-ring gas hob and a stainless steel extractor hood.

Contemporary ground floor Bathroom comprising of a tall chrome heated towel radiator, a window to the side elevation, high quality stone effect splashboard walls, timber effect laminate flooring and a three piece suite to include a low-level WC, a floating style wash basin with storage beneath, and an 'L' shaped bath with a shower from the taps.

The stairs flow up to the First Floor with natural light from the window at the top of the stairs and doors allow access to the two bedrooms.

Two generous double Bedrooms, both of which are excellent sizes and benefit from an abundance of natural light from the windows to the front and rear elevations. The second Bedroom also includes a useful airing cupboard housing the modern combi boiler and additional storage space.

Separate single Garage, situated in a block of garages accessed down Robb Close and providing excellent storage space or secure parking for a vehicle.

The current vendor is currently in the process of obtaining retrospective planning consent for the timber deck in the rear garden. You can monitor the progress on East Northamptonshire Planning Portal under reference NE/25/00033/FUL.



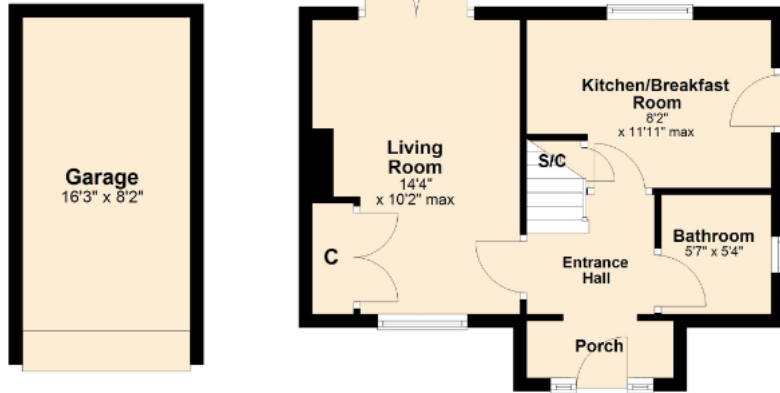
Outside

The Property occupies an established position on the popular street and offers a good degree of kerb appeal. There is a path that leads to the front door flanked by two lawn areas and to one side there is a slate chipped border, whilst a path on the other side flows down the side of the Property to the secure gate to the Garden.

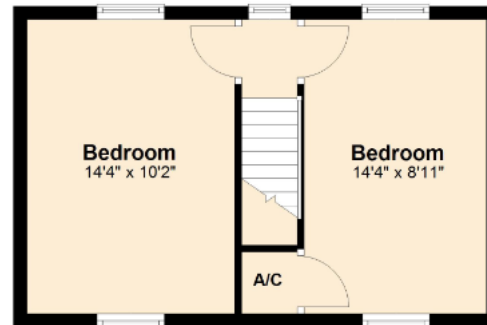
The generous rear Garden boasts a popular South/West facing aspect and is larger than you would expect with an open aspect. There is a raised timber deck by the property providing an ideal entertaining space and LED lit steps that lead down to the further patio area. The lawn extends from the patio down the garden with a path that leads to the rear patio and timber shed.



Ground Floor



First Floor



Total Area Measurements (Approx.)

House 665.80 sqft / 61.85 sqm
Garage 132.70 sqft / 12.33 sqm
Total - 798.50 sqft / 74.18 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

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