



CRANFORD

Preston Capes Road, Newnham, Northamptonshire, NN11



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ESTATE AGENTS



Cranford

Preston Capes Road, Newnham

£570,000 (Guide Price)

- Detached bungalow
- Desirable village location
- 3 bedrooms
- Bathroom, en-suite and separate cloak room
- Kitchen / Dining room with bifold doors
- Separate sitting room
- Utility room
- Double glazing throughout
- Large attached garage
- No onward chain

Description

Situated on the outskirts of Newnham village and overlooking pasture land is Cranford, a delightful 3 bedroom detached bungalow on a large plot with driveway, double garage, and private garden.

Cranford has been very well maintained and features bi-fold doors opening onto the pleasant rear garden, double glazing throughout, and good quality kitchen, bathroom, and master en-suite.

Accommodation comprises a large entrance hall accessed via a slatted Oak door with side light, good sized kitchen/dining room with feature bi-fold doors to the rear garden, utility, living room, cloak room, 3 bedrooms (master with en-suite), and family shower room.



Cranford is set back from Preston Capes Road on the outskirts of the desirable village of Newnham. Newnham is less than a 40-minute commute to Milton Keynes where a wide range of shops and facilities are available as well as Milton Keynes Central Railway with direct and frequent trains to London Euston.



The Property

Entrance Hall:

Accessed via a slatted oak door with bullseye effect double glazed vision panel and full height double glazed side light. With ovolo perimeter plaster covings, plush cut pile carpet and neutral decorations, the entrance hall is an inviting area and also has a large cloak cupboard where the mains electrical consumer unit is located. White 4 panel doors lead off to the main bedrooms, bathroom and there is a double swing door providing access to the airing cupboard. Hot water is stored within a insulated copper cylinder within the airing cupboard. There is a hinged timber ceiling hatch providing access to the roof void.

Kitchen / Dining Area:

The feature room of the property and with its dual aspect the kitchen provides a fantastic hub to the family home with good natural lighting. There are bi-folding doors to the rear elevation which open up to provide a wonderful view over the well-tended private rear garden and patio area. The kitchen is fitted with a substantial amount of storage space provided by good quality base and wall units which have recently been installed and incorporate chamfered quartz work surfaces and upstands. The butler sink with chrome mixer tap is situated beneath a 3-unit double glazed window overlooking the front garden. Floors have been finished with slate effect tiles and there is ample space for a large dining table and chairs. A particularly pleasant feature is the cast iron wood burning stove with vertical flue and slate hearth to the rear of the kitchen/dining area making this not only a large and useful workspace but also an area for relaxing in front of the fire.

Utility:

The rear portion of the garage has been converted to provide a useful utility space with stainless steel sink and drainer above a base unit. There is a work surface with space for washing machine and tumble drier and a wall mounted timber cupboard housing the gas fired balanced flue boiler. A 3-unit double glazed window provides natural lighting overlooking the rear garden.

Downstairs cloakroom:

The cloakroom is accessed off the entrance hall and is fitted with classically styled wash-hand basin and WC with chrome lever pillar taps and part ceramic tiling. There is an obscure double-glazed window providing natural lighting.

Living Room:

The large sitting room is accessed via part glazed oak panel doors from the entrance hall and has similar oak part glazed door providing access to the kitchen/breakfast room. A good-sized space with feature fireplace of reclaimed brickwork with oak lintel over. There is a log effect sealed gas fire fitted within the fireplace on a slate hearth. With good natural lighting from the double-glazed sliding patio doors and a 3-unit double glazed window to the rear elevation, the property is a light and airy space and has artificial lighting in the form of recessed spot lights and decorative wall lights. Decorative egg and dart perimeter plaster covings have been formed and the room is neutrally decorated with a plush cut pile carpet.



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The Property

Master Bedroom:

The master bedroom is located to the front of the property and is well lit with two 3-unit casement windows overlooking the front garden. The 4-panel door to the master bedroom incorporates single glazed upper panes which cast natural lighting into the corridor beyond. The cut pile plush carpet extends through and there is a 5-door fitted wardrobe with part mirrored panels. Artificial lighting is provided by a central pendant light and 2 wall mounted lights above the bed location.

En-Suite:

The en-suite to the master bedroom is accessed via a 4-panel door and the space has been fully tiled throughout with recessed spot lights and mechanical ventilation to the ceiling. There is a traditionally styled column radiator with chrome towel rail and classically styled wash-hand basin with pedestal and pillar taps and a classically styled WC with low level cistern. A 2-unit obscure double-glazed window provides natural lighting to the side elevation. There is a large walk-in shower with sunken drainage and glazed bi-fold screen.

Bedroom Two:

Bedroom two is a good-sized double to the side elevation and has a 3-unit double glazed window overlooking the front garden. Single glazed top lights above the 4-panel door provide natural lighting to the corridor beyond.

Bedroom Three:

Bedroom three is located to the right-hand side elevation of the property and is a single bedroom with space for storage. There is a 2-unit double glazed window to the side elevation providing natural lighting and a single glazed top light above the 4-panel door providing lighting to the corridor beyond.

Family Shower Room:

The family shower room has marble effect ceramic wall and floor tiling and an obscure double-glazed window to the side elevation providing natural lighting. Mechanical extract ventilation has been installed and there is a large quadrant corner shower with classically styled wash-hand basin and WC. The shower is fitted with an individual hose and a large natural rain showerhead. Heating is provided by a large chrome ladder towel rail. There is recessed lighting and ovolo perimeter plaster coving.



Outside Areas

Front Aspect:

The property occupies an elevated position with driveway providing vehicular access through the tree lined verge and leading to the attached garage. The front garden is mainly laid to lawn with established shrubs and Laurel hedge boundaries.

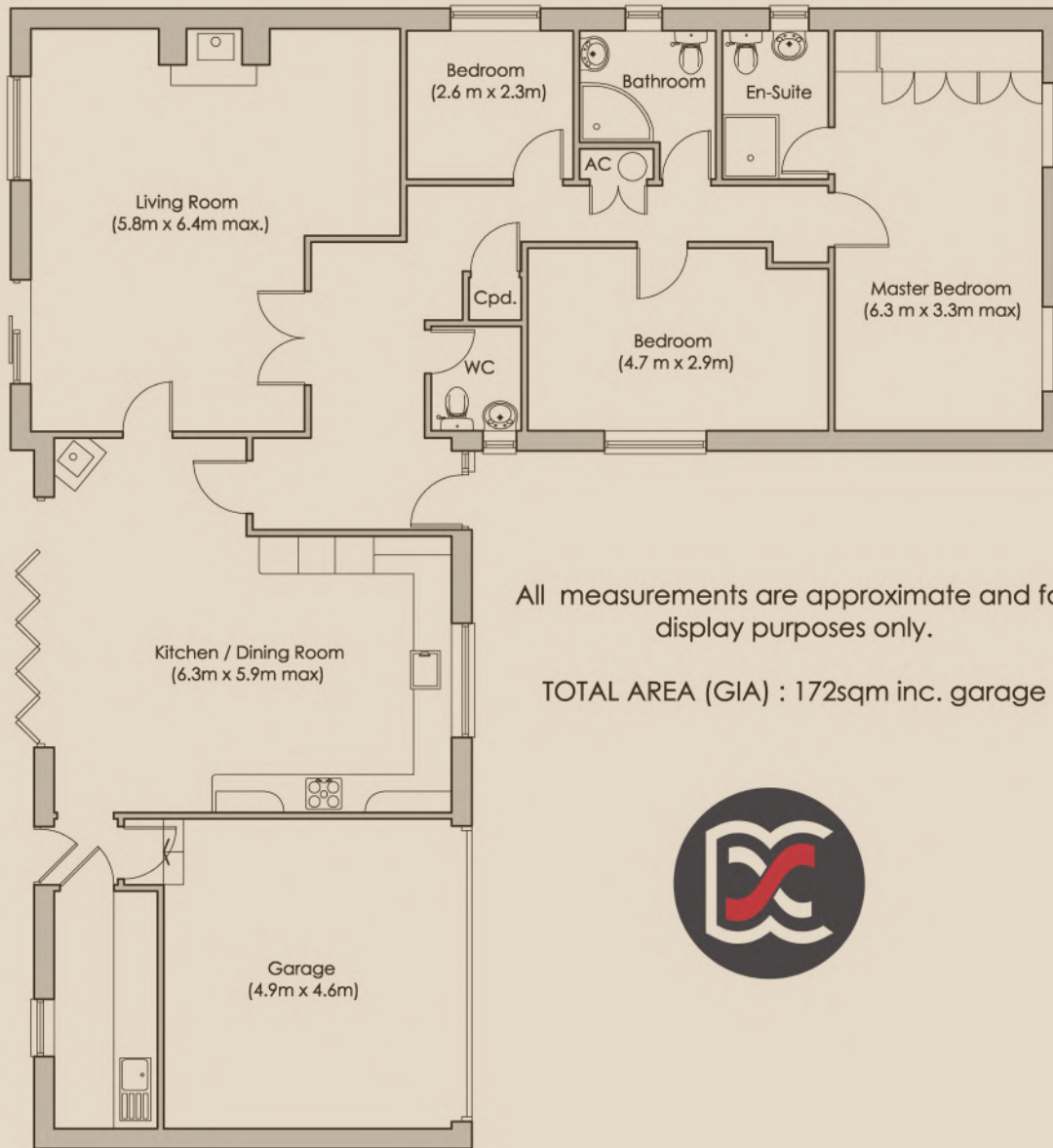
Rear Garden:

The private rear garden is a good size and has mainly been laid to lawn with established shrubs and planters. Boundaries are predominantly of well-tended Laurel hedgerow providing good natural screening, and there is a useful timber store with stable door and projecting canopy to the rear left-hand side corner. A concrete slab patio area provides space for entertaining, and the concrete slab pathway leads around to the right-hand side elevation and to the front garden area.

Garage:

The large garage has an automatic up-and-over aluminium door providing vehicular access and has tremendous head height to the underside of the timber truss roof. Lighting is provided by 2 strip lights and double power sockets have been provided.





Local Authority: West Northamptonshire Council

Council Tax: Band F

EPC: Rating D

Services: Gas, Water, Drainage, 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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