



Clays Court

Walgrave, Northamptonshire

oriordanbond
SALES & LETTINGS



Clays Court

Walgrave
NN6 9RP

Guide Price
£350,000

This immaculate modern three bedroom stone detached house is perfectly situated in a small close within the heart of the charming village of Walgrave. This delightful property provides a contemporary design and offers a warm and inviting atmosphere making it an ideal family home.

As you enter, you will appreciate the benefits of uPVC double glazing and gas radiator heating, complemented by under floor heating on the ground floor, ensuring comfort throughout the seasons. The ground floor features a cosy sitting room, perfect for relaxation, and a spacious kitchen/dining room that provides an excellent space for entertaining family and friends. The property comprises three well proportioned bedrooms including a main bedroom that features fitted wardrobes and an en-suite bathroom, offering a private retreat for the homeowners. The additional bedrooms are versatile and can be adapted to suit your needs whether as childrens rooms, guest rooms or a home office. (There is planning permission for an extension to incorporate a garage conversion - details are available upon request.) Outside, you will find secluded gardens that provide a tranquil space for outdoor enjoyment, whether it be for gardening, play, or simply unwinding. There is a driveway providing parking leading to a garage. (A/858/M)

- Immaculate three bedroom stone detached home
- En-suite bathroom to master bedroom
- Spacious kitchen/dining room
- Gas radiator heating and under floor heating
- Secluded gardens
- Driveway and garage







Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

Viewing

Viewing strictly by appointment – details below

Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Brixworth Sales

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GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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