



High Street, NN6 9NU

- Three potentially four bedrooms
- HARRINGTON VILLAGE
- Beautifull uninterrupted views over countryside
- Un-overlooked to front
- Ample block paved parking
- Extremely well presented
- A must seen property
- Approx floor area 101 sq.m (1091 sq.ft)

PRICE
£445,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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Outstanding property with stunning views in the beautiful village of HARRINGTON ** IN PERSON AND VIDEO VIEWINGS AVAILABLE **

Viewing is recommended within this impressive three (potentially four) bedroom double fronted Family home with gated block paved parking for several vehicles to the front and landscape gardens to rear with a raised decking area enjoying total private and uninterrupted views over countryside.

The whole property is extremely well presented and much improved by the current owners who have also obtained full planning approval for a two-storey rear extension. Central heated and double glazed; Reception Hall, Lounge/sitting room with wood burner, Re-fitted Kitchen/breakfast room with utility area and integrated dishwasher, shower/W.C and Home Office/4th bedroom enjoying views to rear. Landing to three good size bedrooms, all with fitted wardrobes and an impressive bath & shower room.

Landscape gardens with several patio areas, summer house (home Bar) with power connected, storage shed and carp pond.

Approx floor area 101 sq.m (1091 sq.ft)

RECEPTION HALL

Via opaque double glazed composite panelled door, stair case raising to first floor landing, radiator, clothes hanging recess, ceiling spot lights, Karndean flooring and panelled door to extended Kitchen/Dining Room, further timber/glazed door to Lounge/Sitting Room

LOUNGE/SITTING ROOM

16'2" x 12'5" max (4.93m x 3.78m max)

Having dual aspect double glazed window to both front and rear garden with views over countryside, solid wood fire surround having tiled inset housing cast iron multi fuel burner, double panelled radiator, ceiling spot lights

KITCHEN/DINING ROOM

20'0" max x 16'2" max (6.10m max x 4.93m max)

Having a comprehensive range of high gloss, soft close refitted high and base level cupboard units, thoughtfully designed to maximise storage space, matching central island incorporating breakfast bar, worktop with inset sink unit and mixer tap, integrated dishwasher, electric cooker point (oven available by negotiation) with stainless steel hood above, space for American style fridge/freezer and plumbing for automatic washing machine within a utility recess area with further matching high and base level cupboard units and work tops, double glazed door to decking area, inset ceiling spot lights, radiator, stable style double glazed door giving access to side and in turn rear/front garden, further double glazed window to front and window to rear with further views over garden and countryside, continuation of Karndean flooring and walk through to Lobby Area

LOBBY AREA

having panelled doors to Bedroom Four/Home office and Shower Room/Wc

SHOWER ROOM/WC

Wet room style full tiled suite comprising corner wash hand basin and close coupled Wc, shower area and non slip flooring, chrome heated towel rail/radiator and spot lights

BEDROOM FOUR/HOME OFFICE

9'5" x 7'3" (2.87m x 2.21m)

Having continuation of Karndean flooring and tilt turn double glazed picture window offering views over countryside

LANDING

Having double glazed window to rear, single panelled radiator, loft hatch, panelled doors to Three Bedroom and Bath/Shower Room

MASTER BEDROOM

13'3" min x 9'11" (4.04m min x 3.02m)

Having double glazed window to rear front having single panelled radiator under, fitted double wardrobes providing clothes hanging and shelving space

BEDROOM TWO

8'8" x 10'11" (2.64m x 3.33m)

To front and full height and width professionally fitted triple fronted wardrobes providing clothes hanging and shelving space, further built in shelved double cupboard, double glazed window to front and single panelled radiator

BEDROOM THREE

7'6" x 6'8" (2.29m x 2.03m)

To front of double wardrobes providing clothes hanging and shelving space, double glazed window to rear overlooking garden and countryside views beyond and single panelled radiator

BATH/SHOWER ROOM

Refitted four piece suite comprising shower cubicle, inset vanity wash hand basin with cupboards under, close coupled Wc and jacuzzi style bath, full tiling to walls and floor, inset ceiling spot lights and heated towel rail/radiator

OUTSIDE FRONT

Stone walled front garden area with central double gates opening to ample blocked paved parking, additional side gate to landscaped rear garden

OUTSIDE REAR

The rear garden is additional feature to the property having a large decking area enjoying total privacy and splendid views over countryside, the main garden area is mainly laid with shape lawns, enjoying the benefit paved and separate gravel patio areas, raised pond and Summer House with power and lighting connected, additional timber shed and canopy storage, outside lighting and power points



call to view 01536 418100

