

## Cherrytree Cottage 26a Camp Hill, Bugbrooke, NN7



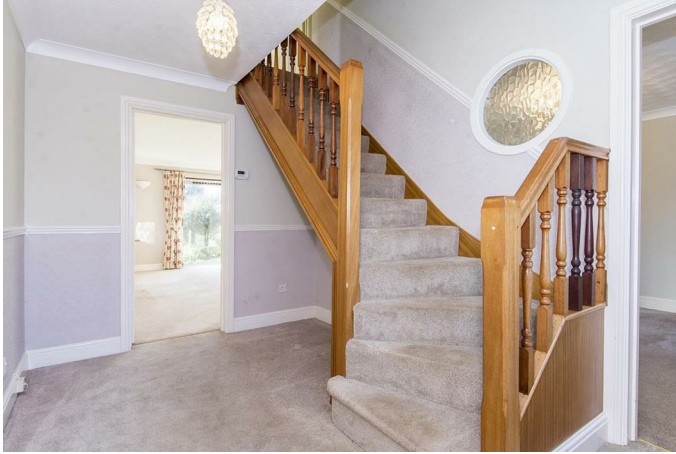
**£449,950**

Well situated in the delightful village of Bugbrooke, suitable for the commuter to Northampton, Daventry and the M1 motorway network, is this spacious detached family home with wonderful countryside views to the rear. Accommodation requires some modernisation, being reflected within the asking price and offering buyers a superb blank canvass with scope to add significant value. It briefly comprises entrance hall, lounge, dining room, kitchen, breakfast room, utility room, downstairs WC, landing, master bedroom with balcony and en-suite bathroom, two further double bedrooms and shower room. There is also a generously proportioned private rear garden, offering great space to extend (subject to necessary consents), a multi-vehicle driveway and a double garage. The property's final bonus is it's lack of upward sale chain, offering buyers a potentially swift completion date.

*Service without compromise*



## Entrance Hall



Accessed via opaque multi paned front door. Leaded window to the front. Stairs rising to the first floor. Radiator. Dado rail. Doors to rooms.

## Kitchen 12'2" x 9'11" (3.71m x 3.02m)



Range of medium oak faced fitted base and wall units. Laminated work surface with matching splash back. Further granite worktop. Fitted oven and five ring gas hob. Space and plumbing for automatic dishwasher. Stainless steel sink and drainer. Windows to the front and side. Tiled floor. Archway to the breakfast room and door to:-



## Utility Room 12'10" max x 7'11" max (3.91m max x 2.41m max)



Fitted wall units and spacious walk in airing cupboard. Laminated work surface. Butler sink. Space and plumbing for washing machine and additional appliances. Leaded window to side. Tiled floor. Glazed rear entrance door.

## WC

Low level WC. Opaque window to side.

Breakfast Room 12'0" x 7'5" (3.66m x 2.26m)



Sliding double glazed patio doors to the rear garden. Radiator. Tiled floor.

Lounge 17'2" x 16'7" (5.23m x 5.05m)



Sliding double glazed patio doors opening to the rear garden. Leaded window to the side elevation. Feature stone constructed fireplace. Five wall lights. Television and telephone points. Radiator. Two feature glass-block windows to side.



Dining Room 10'11" x 12'2" (3.33m x 3.71m)



Leaded window to the front elevation. Radiator. Television point. Double doors to lounge. Feature porthole window to hall.





## First Floor Landing



Cupboard housing gas fired combination central heating boiler. Dado rail. Doors to rooms.

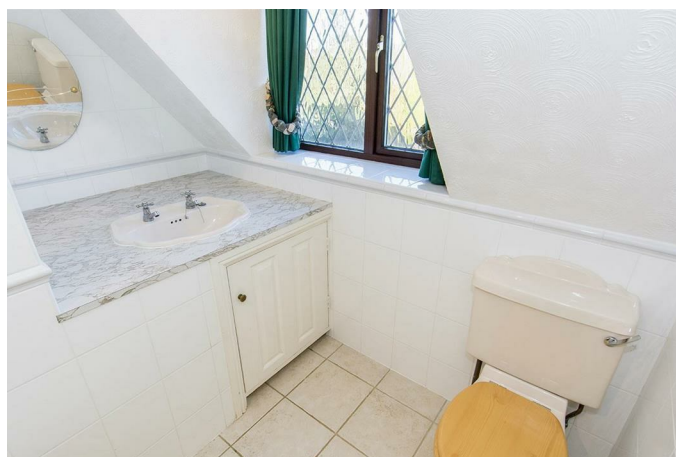
## Master Bedroom 16'4" x 9'11" (4.98m x 3.02m)



Double glazed French doors opening out to a balcony with views over rear garden and fields beyond. Further double glazed window to the front aspect. Fitted wardrobe. Radiator. Television and telephone points. Door to:-



## En-Suite Bathroom



Panelled bath with mains shower fitment over. Wash hand basin over storage unit. Low level WC. Complementary tiling. Radiator. Leaded double glazed window. Tiled floor.





Shower Room



Tiled shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Complementary tiling. Leaded window to side. Radiator.

Bedroom Two 13'5" x 8'9" (4.09m x 2.67m)



Double glazed window with open views to the rear aspect. Built in wardrobe. Radiator.

Bedroom Three 10'10" x 10'3" (3.30m x 3.12m)



Double glazed window to the front elevation. Radiator.



## Outside



To the front of the property is a gravelled forecourt with brick retaining wall providing multi- vehicle parking. There is gated side pedestrian access to the rear garden.

### Garage One 16'7" x 8'1" (5.05m x 2.46m)

Up and over door, power and light.

### Garage Two 16'7" x 8'1" (5.05m x 2.46m)



Up and over door, power and light. Window to side.

## Rear Garden



The rear garden is of a good sized and laid mainly to lawn. There is a paved patio area, ornamental pond and garden store, and there is also a brick constructed lean-to storage area at the side of the house. The rear garden is private and backs on to open fields.

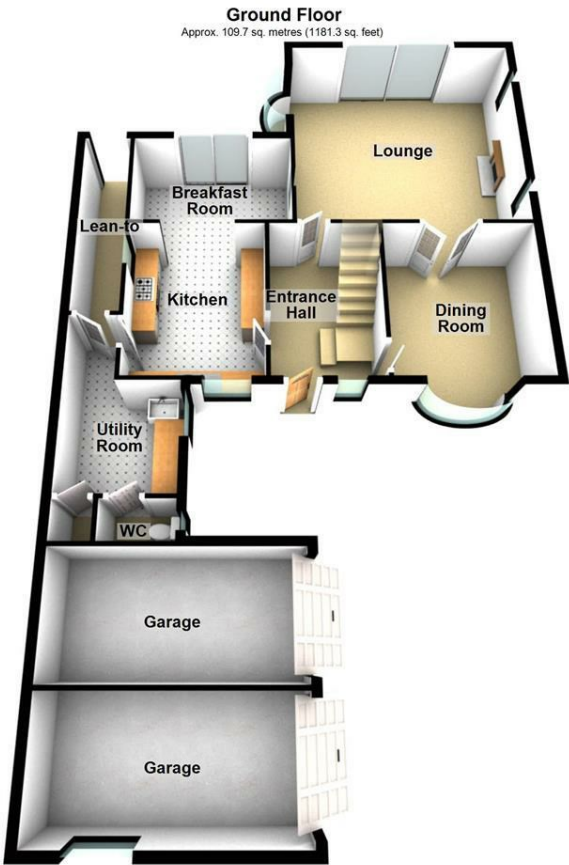






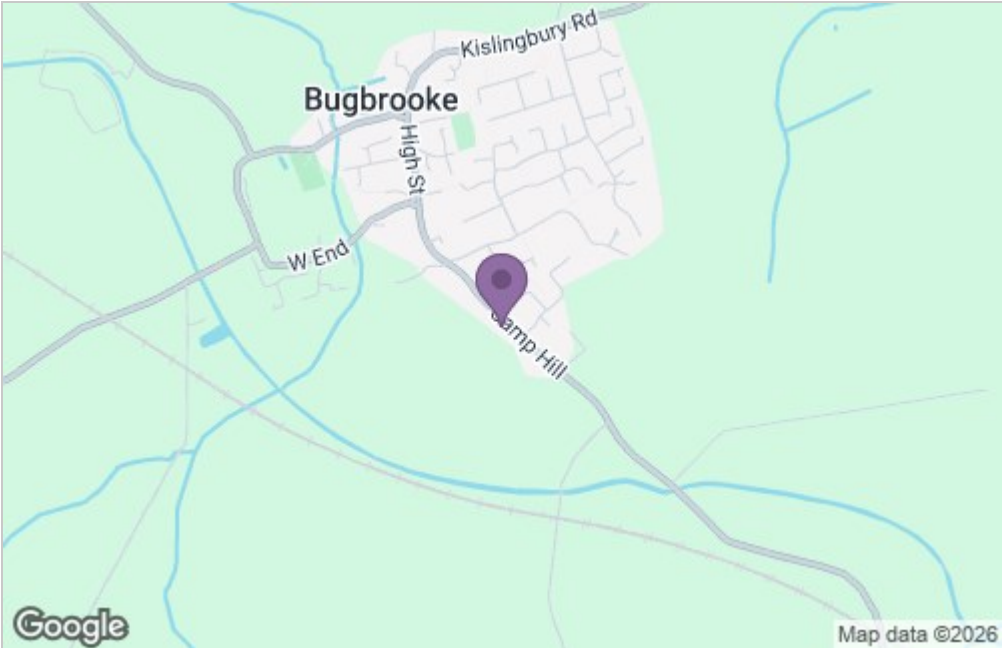


Floor Plan

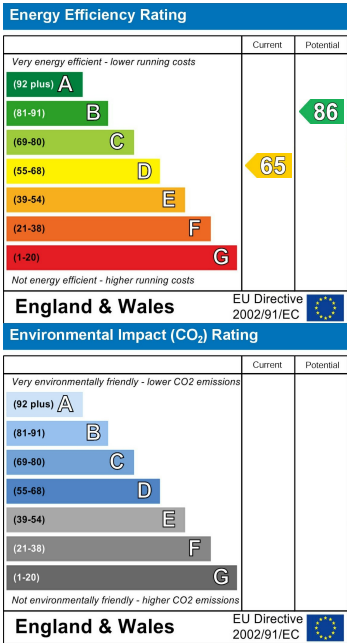


Total area: approx. 167.8 sq. metres (1805.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise