

61 Bradshaw Way
Irchester
NN29 7DN

Offers in excess of £325,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

NO UPPER CHAIN

Oscar James are delighted to welcome to the market this three bedroom detached family home situated in the popular village of Irchester. Immaculately presented and in modern condition throughout this home is primely positioned within a cul de sac plus Irchester Country Park is just a stones throw away if you love woodland country walks!

The entrance porch flows through into the spacious lounge, we love the large window in this room it allows the natural light to pour through. An additional feature is the fireplace which has recently been swept and cleaned ready for a log burner to be installed if preferred. Oak and glass double doors lead into the kitchen to create an optional open plan flow throughout the downstairs. The stylish kitchen has been refitted and comprises integrated appliances plus an island providing dining/breakfast seating. To conclude the ground floor you also have a great size conservatory and large utility room with access into the garage.

To the first floor you will find three bedrooms and the refitted family shower room comprising a three piece suite.

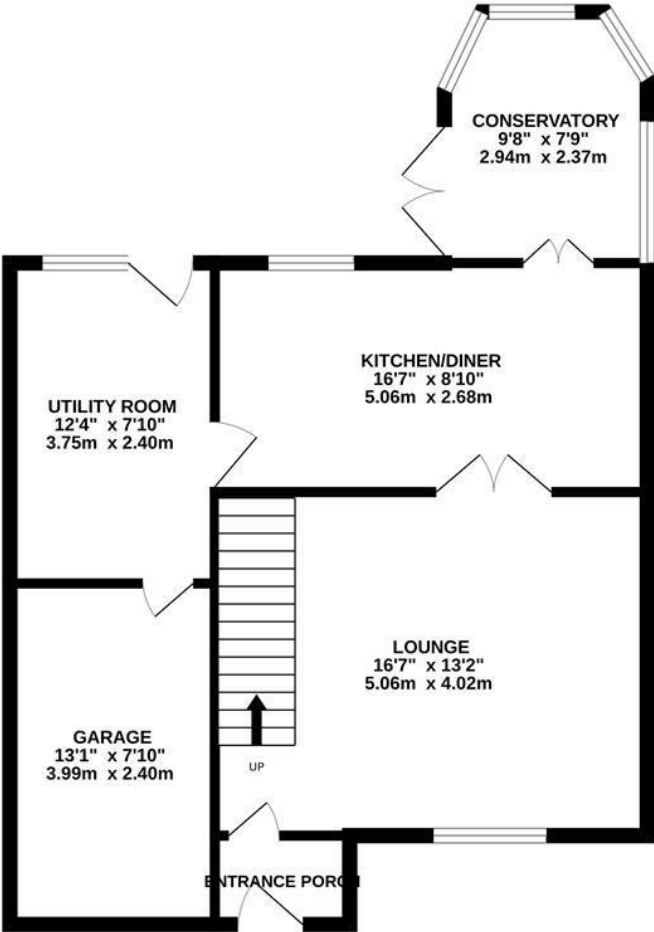
The mature rear garden feels private and offers great space. Mainly laid to lawn whilst bordered with well stock bushes, shrubs and an array of fruit trees. The patio is a great size creating the ideal seating spot. To the front is a driveway providing off road parking and further access into the garage.

Much improved by the current owner this property is ready for the new owners to enjoy and must be viewed to appreciate all there is to offer!

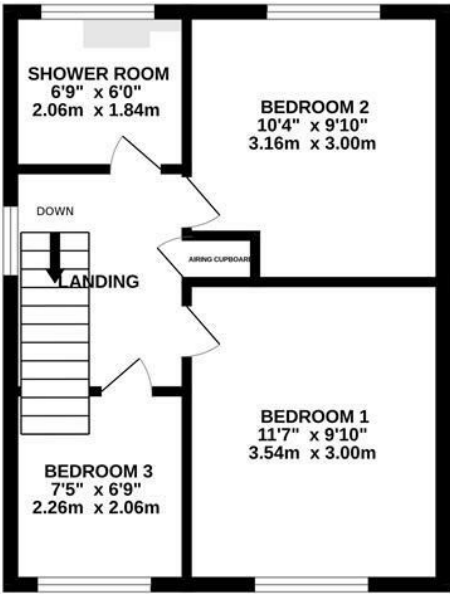
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Floor Plan

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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AT A GLANCE...



Modern Spacious Living
Throughout



Stylish refitted kitchen with huge
utility room



Three bedrooms



Refitted family bathroom



Stunning private rear garden



Driveway & garage





SELLER'S SECRET

I have updated the property to give a modern fresh feel throughout. The garden is one of my favourite features it feels very private and has so much life in it.



Why we like it....

One of the main things we love about this property is how bright and airy it is throughout the large windows truly help with this! The location is perfect if you love woodland country walks with Irchester Country Park practically on your doorstep!

OSCAR JAMES

1b Wharf Road | Higham Ferrers | NN10 8BQ
01933 656964
www.oscar-james.com

To buy or not to buy....
