

22 Duchy Close  
Chelveston  
Northamptonshire  
NN9 6AW

£399,995

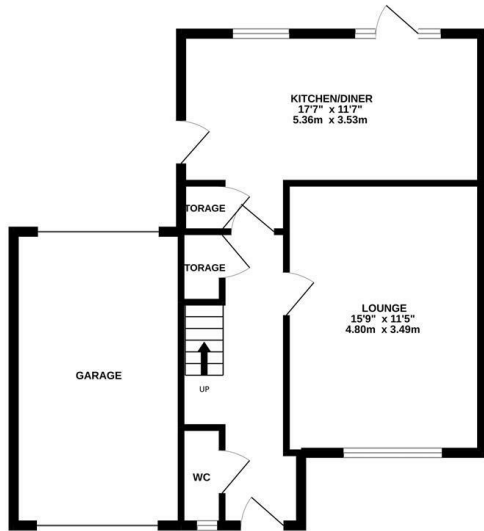


OSCAR JAMES

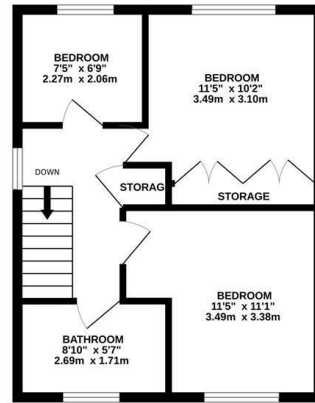
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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...



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## WHAT'S GREAT?

WOW! This stunning three bedroom detached property sits on an incredible plot and is situated in the heart of the picturesque Chelveston village. Chelveston offers the perfect village life, surrounded in beautiful countryside and features a local pub and shop. It is also located 2 miles from Higham Ferrers and Rushden Lakes with easy access to larger amenities such as supermarkets, pubs, and restaurants. Additionally there is great local schooling.

The property is positioned on a quiet cul-de-sac and benefits from a fantastic wrap-around plot. Internally you will find an immaculately kept property throughout, with a re-fitted kitchen dining room that features built in appliances and marble worksurfaces. The lounge is tastefully decorated and is a spacious room positioned at the front of the property with the downstairs WC being accessed from the entrance hall that concludes the ground floor.

Upstairs you will find three bedrooms and a family bathroom - two of them are doubles with the main bedroom benefiting from built in wardrobes. The family bathroom is tastefully fitted

with a three piece suite.

Externally there is a driveway big enough to accommodate four cars and an integral garage with power and lighting. This quintessential garden features a patio area, a pond with the majority being laid to lawn. The plot is very impressive, and runs behind the walled garden and in turn wraps around the property to the front.

There is so much potential with this property it simply must be viewed. Please contact Oscar James Wellingborough to arrange your viewing.

...expect excellence



# SELLER'S SECRET

This house has been perfect, we couldn't recommend a nicer location!



*Why we like it....*

What a superb property, boasting a gorgeous plot on a quiet and secluded cul-de-sac. We love the plot on this, there is so much potential!

## OSCAR JAMES

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*To buy or not to buy....*

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