



Dairy Way, Irthlingborough
£340,000 **Freehold**

**Sharman
Quinney**

Key Features



- Executive Semi -Detached Home - arranged over three floors
- Well-presented FOUR-bedroom home - with enclosed garden and garage
- Ensuite Shower room, 1st Floor Family bathroom
- Generous Hallway with Ground Floor Cloaks/Guest/W.c.
- Stylish Open Plan Kitchen /Dining Room with modern cabinetry some fitted appliances

Sharman Quinney are proud to offer this stunning FOUR DOUBLE -bedroom home offering modern and spacious internal living, arranged over three floors. In brief, comprising generous entrance hallway with upgraded composite door, and guest cloakroom/w.c. The attractive lounge extends to a connecting modern conservatory with pitched glass roof with French doors to the recently decked entertaining space. A spacious kitchen/breakfast/dining space features stylish wall and base cabinetry and an extensive range of integrated appliances. There's ample space for table and chairs. This attractive contemporary kitchen/dining room also features open connection



to a utility room, with cabinetry and concealed gas central heating boiler approximately 4 years old and door leading out to the rear garden.

To the first floor are two double bedrooms, the principal bedroom has a modern ensuite shower room, and the landing extends to a modern and tasteful bathroom having shower over the bath. The second-floor features two further double bedrooms with landing area in between featuring a roof light window.

Outside

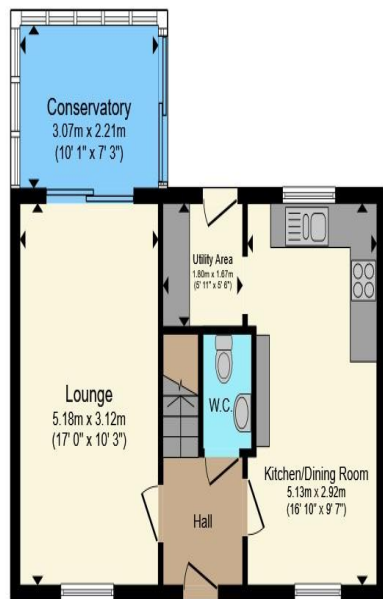
Externally to the front is an courtyard garden with stylish black railings and with gated access to the rear.

The rear garden is enclosed with timber fencing and features smart decking immediate to the rear with landscaping and planters extending to a slightly raised lawn and further attractive planting areas. Viewing is highly recommended to appreciate the interior and location of this beautiful modern and spacious family home.

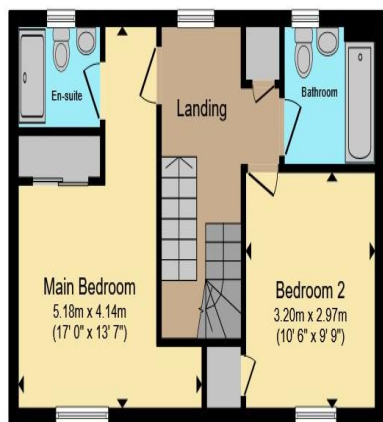
About Location

With wider retail facilities available from the Town centre at "Rushden Lakes "development just a short drive away and provides a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants. Irthlingborough is conveniently located for the major road network links of the A45 leading to the A14, M1 and M6 and train stations at

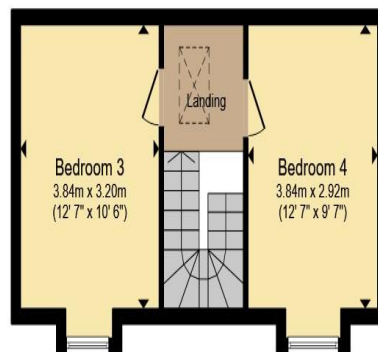




Ground Floor



First Floor



Second Floor

Total floor area 122.7 m² (1,321 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

Wellingborough, Corby, Huntingdon and Kettering allow access to the capital within the hour. Contact Sharman Quinney to arrange a viewing today to view this family home - with great curb appeal in a quiet and desirable setting and location.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01832 735589

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