



Ruby Close, Irthlingborough
£425,000 Offers Over Freehold

**Sharman
Quinney**

Key Features



- Four bedroom detached - Ensuite to Master Bedroom
- Beautifully presented Home Built 2021 - NHBC Warranty remaining
- Stunning Kitchen Family - Dining Room. Spacious Lounge, Study
- Ground floor Guest W.C and Utility + FOUR-PIECE Family Bathroom First floor
- Private rear garden - Garage with driveway Multi-vehicular - Linear parking

This home has impressive curb appeal, and the internal accommodation is both well-appointed and expansive. Set in a quiet situation with desirable position on this sought -after Davidson Homes development. Arranged over two floors, this beautiful accommodation, features a spacious entrance hallway with polished tile continuation flooring to the utility and guest cloaks. The study room and main lounge sitting room feature quality Karndean flooring.

Facing the garden elevation is a fabulous Kitchen/breakfast family dining room, with a stylish fitted kitchen including fitted appliances and



breakfast seating bar, ample space for dining table and seating to a wonderfully proportioned - light filled space with a large, glazed box bay with French Doors to the garden. The open plan space spanning the entire width of the home is impressive.

To the first floor, is a spacious landing with loft access via ceiling hatch and doors leading to four bedrooms with stylish Ensuite - with double sized shower, to the Principal Bedroom which further benefits from dual aspect windows, Georgian panel feature wall, and built- in 2 x double wardrobe. The Luxury FOUR-PIECE bathroom completes the first-floor accommodation.

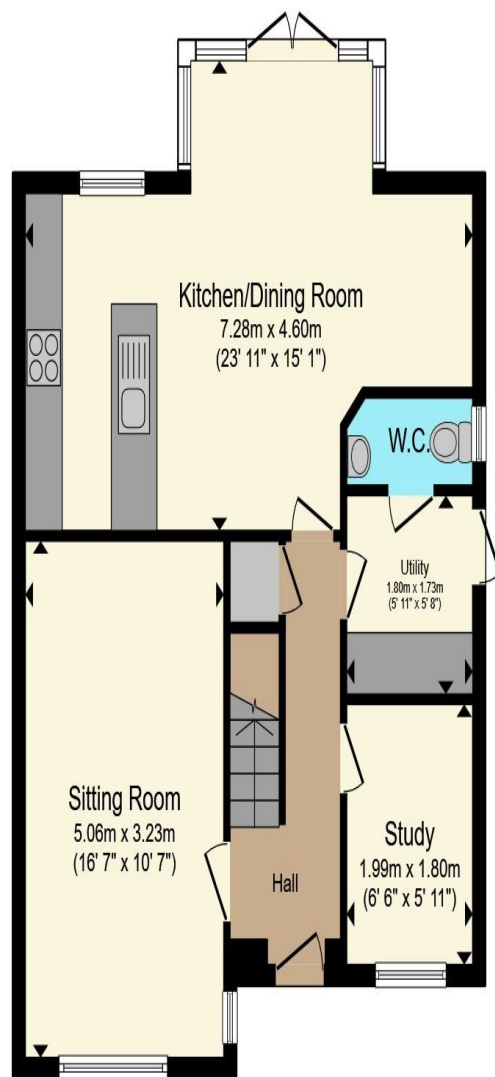
In our opinion, this property is beautifully presented and delivers both style and quality, offering both curb appeal and design function, to satisfy the most discerning of buyers.

About Irthlingborough

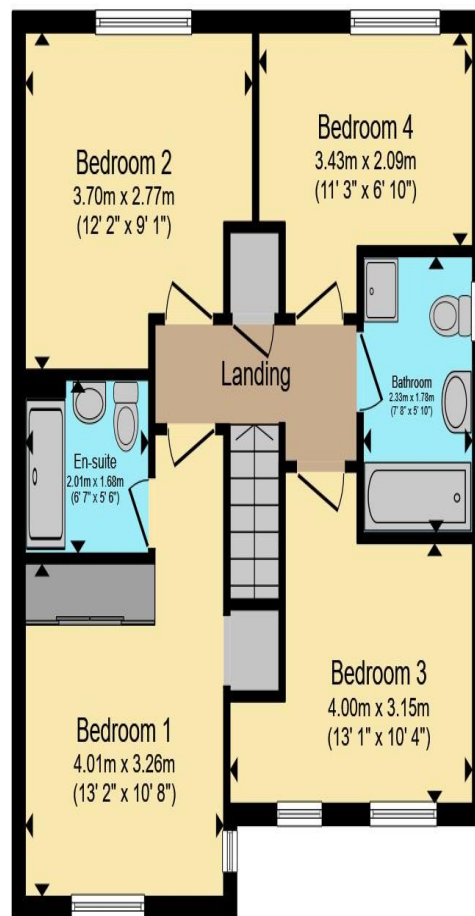
Irthlingborough is conveniently located for the major road network links including A45 leading a14 to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour. Contact Sharman Quinney to arrange a viewing today to view this beautiful modern and well-located family home.

Agents Notes Built in 2021 - Benefiting a 10 year warranty until 2031.





Ground Floor



First Floor

Total floor area 119.6 m² (1,288 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

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Service charges Apply - covering the development communal areas and greenspace maintenance. We are advised by our vendor the Service /Maintenance charge around £350.00 per annum.

Agents Notes: Please note that the AML fee covers 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

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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