



Poppyfields Way, Brackley
Northants NN13 6GA



**135 Poppyfields Way
Brackley
Northants
NN13 6GA**

- Detached House
- Private Drive
- Open Front Views
- 4 Double Bedrooms
- Kitchen/Breakfast Room
- Living Room
- Dining Room
- Double Garage
- Off Road Parking
- Rear Garden

**Guide price £550,000
Freehold**

135 Poppyfields Way is a 4 year old family house built by Taylor Wimpey to their "Steinbeck" design with open views to the front. This property is very well presented & offers 4 double bedrooms, 3 bath/shower rooms, large kitchen/breakfast room, living room, dining room and cloakroom. Outside is a West facing rear garden, double garage & driveway offering parking for 6 vehicles. This is a lovely house with a great outlook & really must be viewed to be appreciated.



Local Authority: South Northamptonshire Council 01327 322322
Council Tax Band: This property is currently in band F
Services connected: Mains electricity, gas, water and drainage are connected. The radiator central heating is from a condensing gas boiler located in the kitchen EPC Rating B.

**Viewings by prior appointment through
Macintyers 01280 701001**

BRACKLEY

An historic market town in South Northamptonshire, with an attractive Market Place and fine Town Hall, 18th Century buildings and an Old Town area around the Medieval Church. Local facilities include good schooling, a range of shops, including Waitrose, family Butcher, Bakery, Pubs, Restaurants and Cafes. www.brackleynorthants-tc.gov.uk



GROUND FLOOR

The front entrance door opens to an open hallway with double doors leading to the lounge and dining room, further doors lead to the cloakroom, kitchen/breakfast room and under stairs cupboard. The kitchen has been upgraded and is fitted with a range of matching base and eye level units. Wood effect worktops and matching splash back follows round and the floor is tiled. French doors open to the patio and rear garden, and there is also a door to the utility room. There is a fitted range master and other integrated domestic appliances comprise of a fridge/freezer, a microwave and a dishwasher. The utility room has a built-in washing machine and space for a tumble drier, a door leads to the rear garden. The dual aspect living room has French doors which open to the patio and rear garden. The dining room has a box bay window to the front. The cloakroom is fitted with a wash basin, WC and ceramic tiled splash backs.

FIRST FLOOR

Stairs rise to the landing and doors lead to all first floor rooms and the built-in airing cupboard. Bedroom one is a double size room with an opening to a dressing room which leads to the en-suite shower room, which is fitted with a white three piece suite. Bedroom two is a double size room with a door to an en-suite shower room, which is fitted with a white three piece suite. Bedroom three is a double size room. Bedroom four is a double size room. The bathroom is fitted with a white three piece suite.

OUTSIDE

There is a paved pathway to the front door and mature shrub planting, a timber gated side access leads to the rear garden which is mainly laid to lawn and paved patio.

DOUBLE GARAGE AND PARKING

The property comes with a detached double garage, situated to the left hand side. Power and light are connected, there is a personal side access door and open roof void storage. The garage is approached by a block paved drive with off road parking for at least 6 vehicles. The house is approached by a private road serving just four properties.

ANTI MONEY LAUNDERING REGULATIONS

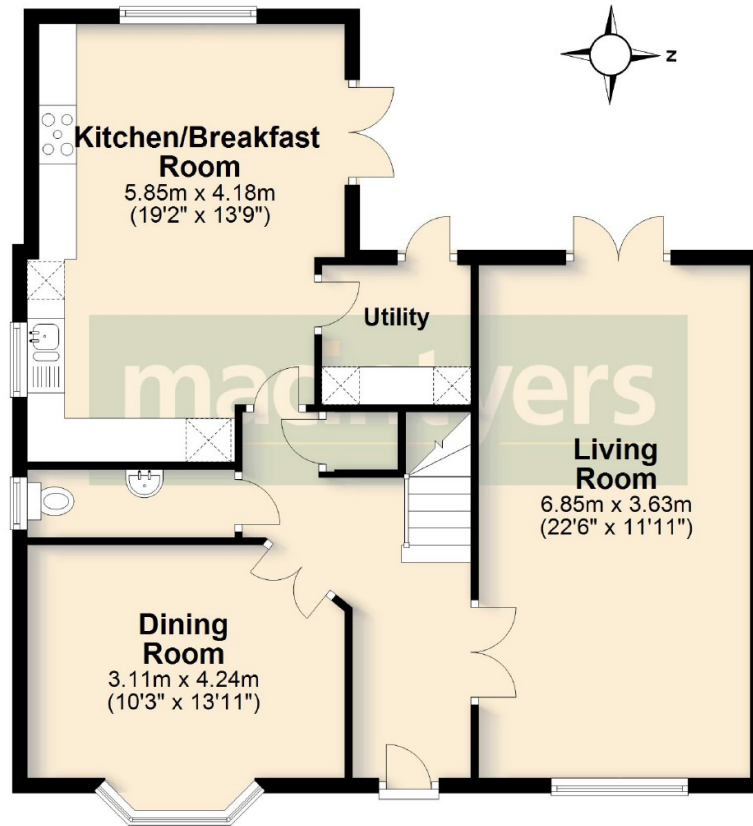
At offer agreed stage Macintyers will need to confirm the buyer's ID and will require full names, dates of birth and address details to complete this process prior to a sales memo being issued.

HIGH SPEED RAIL 2 (HS2)

For details on the proposed route of HS2 through North Bucks and South Northants please visit: www.gov.uk/government/publications/hs2-revised-line-of-route-maps

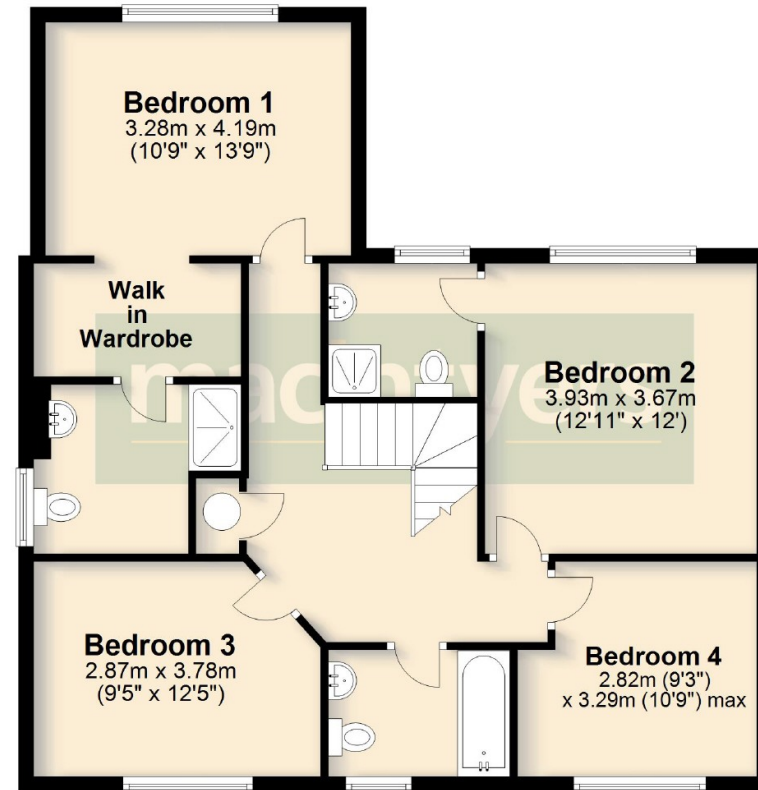
Ground Floor

Approx. 79.9 sq. metres (859.7 sq. feet)



First Floor

Approx. 80.1 sq. metres (862.6 sq. feet)



Referral Fees are paid to Macintyers by the following:-

- If we refer your business to Spratt Endicott Solicitors, Gilroy Steel Solicitors or Simply Conveyancing, a referral fee of £75 - £100 is paid upon completion
 - If we refer your business to Higham Critchley Barrows, McRobie Adams or Mortgage Smart, Macintyers receive a referral fee averaging £150 in respect of a Mortgage generated from this referral
- You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

IMPORTANT NOTICE:

Macintyers have prepared these particulars in good faith as a general guide and they do not constitute or form any part of an offer or any contract. No person within Macintyers has any authority to make or give representation or warranty on any property. All fixtures and fittings, carpets, curtains/blinds, kitchen equipment and furniture, whether fitted or not, are deemed removable by the seller unless specifically mentioned within these particulars. It must not be inferred that an item shown in a photograph is included in the sale. We have not tested the services, appliances and any fittings and the buyer is advised to undertake their own tests or get verification from their solicitor, prior to committing to the purchase. Sizes, areas, distances and floorplans included in these particulars are not to scale and are meant as a guide only to the general layout. Accordingly they should not be relied on for flooring and furnishings.

Macintyers Ltd, Hartley House, 29 Market Place,
Brackley, Northants NN13 7AB

01280 701001 post@macintyers.co.uk www.macintyers.co.uk



The Mark of
property
professionalism
worldwide

macintyers