

HENDERSON CONNELLAN

ESTATE AGENTS



Fern Dale Close Gedding NN14

"Over the Garden Fence"

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The view beyond the garden is every bit as appealing as this lovely bungalow discreetly positioned within this small cul de sac, where grazing horses are, constantly changing rural back drop with views over the paddock. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, the light filled living room has a bow window and flows to the dining room with bi-folding doors out to the garden and also flowing into the designer kitchen with granite worksurfaces, walk in pantry and integrated oven and hob. The shower room has a stylish suite with oversized shower enclosure and there are three good sized bedrooms, two of which are double sized, the third with built in wardrobe. Outside the lovely gardens feature a deep frontage with cobbled driveway for two cars, car port, and single garage, the lawned foregarden has a meandering path to the front door, the rear garden has been landscaped with an extensive Indian sandstone patio, the perfect vantage point from which to admire the garden and view. Geddington has fine rural walks, a pub, picturesque church, primary school and thriving cricket club among many other clubs and societies A very special home.

Living/ Dining Room - 7.49m x 6.3m (24'7" x 20'8")

Kitchen - 3.84m x 2.87m (12'7" x 9'5")

Shower Room - 2.67m x 1.98m (8'9" x 6'6")

Bedroom One - 3.63m x 3.2m (11'11" x 10'6")

Bedroom Two - 3.35m x 3.02m (11'0" x 9'11")

Bedroom Three - 3.15m x 2.01m (10'4" x 0'79")

WC - 1.55m x 1.3m (5'1" x 4'3")

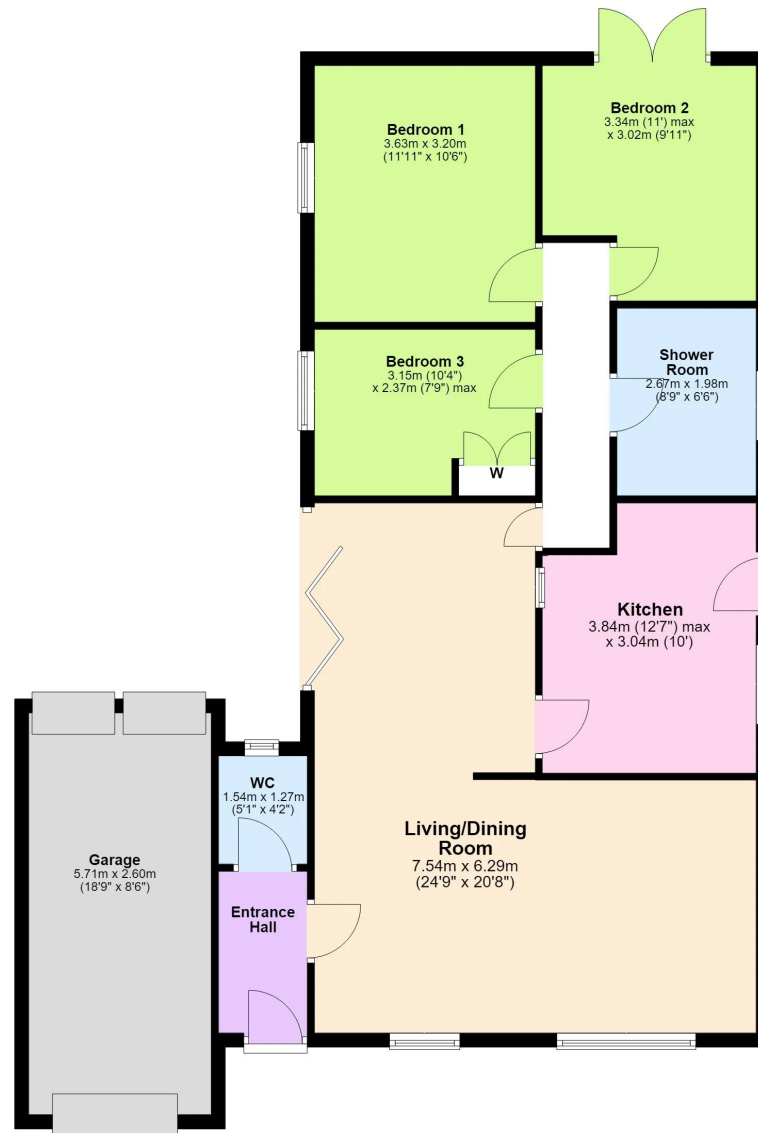
Garage - 5.71m x 2.59m (18'9" x 8'6")

- Gas central heating and UPVC Double Glazing
- Living Room with bow window
- Dining Room with bi-folding to garden
- Stunning Kitchen with walk in pantry and granite worksurfaces
- Three Bedrooms, two of which are double sized
- Shower Room with double shower enclosure
- EPC RATING: C
- COUNCIL TAX: D
- Tenure: Freehold





Ground Floor
Approx. 107.2 sq. metres (1154.2 sq. feet)



Total area: approx. 107.2 sq. metres (1154.2 sq. feet)