

CHARLES ORLEBAR

Estate Agents & Auctioneers



11 Duchy Close, Chelveston, Northamptonshire, NN9 6AW

£400,000



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£400,000

11 Duchy Close

Chelveston, NN9 6AW

- 3 Bedrooms
- 25ftx36ft Open plan living space
- Quiet location
- Large utility
- Immaculate condition
- Landscaped gardens
- Ample built in storage
- Offroad parking

An exceptional three-bedroom detached home, quietly positioned within Duchy Close in the charming village of Chelveston. Presented in immaculate condition throughout, this beautifully extended and remodelled property offers stylish contemporary living with a superb specification and thoughtfully designed accommodation.

At the heart of the home is the stunning open-plan kitchen, dining and living space, creating the perfect environment for modern family life and entertaining. The high-quality kitchen features vaulted ceilings, Siemens appliances, Quooker boiling water tap and sleek contemporary finishes, all complemented by immaculate décor throughout.

All three bedrooms benefit from built-in wardrobes, while the partially converted garage provides a practical utility room complete with stable door access.

The landscaped rear gardens are beautifully maintained, offering a high degree of privacy along with multiple seating and entertaining areas. The setting is particularly peaceful, with no through traffic and open fields found at the top of the close. A nearby footpath, just a stone's throw from the property, leads towards the village's newly refurbished and reopened pub and restaurant.

Chelveston is ideally positioned for commuters, with excellent access to the A6, A45 and A14, connecting easily to Rushden, Wellingborough, Bedford, Northampton and Milton Keynes. Mainline rail services from nearby Wellingborough provide direct trains into London St Pancras in under an hour. Rushden Golf Club is close by, while a range of highly regarded schooling options are within easy reach, including the prestigious Kimbolton School, only a short drive away.

A truly turnkey home combining exceptional presentation, high-end finishes and a wonderful village lifestyle.



Hall	18'2" x 5'10" (5.54m x 1.77m)
WC	5'9" x 2'6" (1.76m x 0.75m)
Kitchen/Dining/Family Room	36'1" x 25'11" (11.01m x 7.89m)
Pantry	2'1" x 3'5" (0.64m x 1.03m)
Utility	9'5" x 7'7" (2.87m x 2.32m)
Store	8'5" x 7'4" (2.57m x 2.24m)
Landing	12'3" x 6'3" (3.74m x 1.90m)
Bedroom 1	11'7" x 9'5" (3.53m x 2.87m)
Bedroom 2	10'7" x 9'11" (3.22m x 3.02m)
Bedroom 3	6'9" x 7'9" (2.05m x 2.35m)
Shower Room	5'7" x 8'1" (1.70m x 2.47m)





Floor Plans



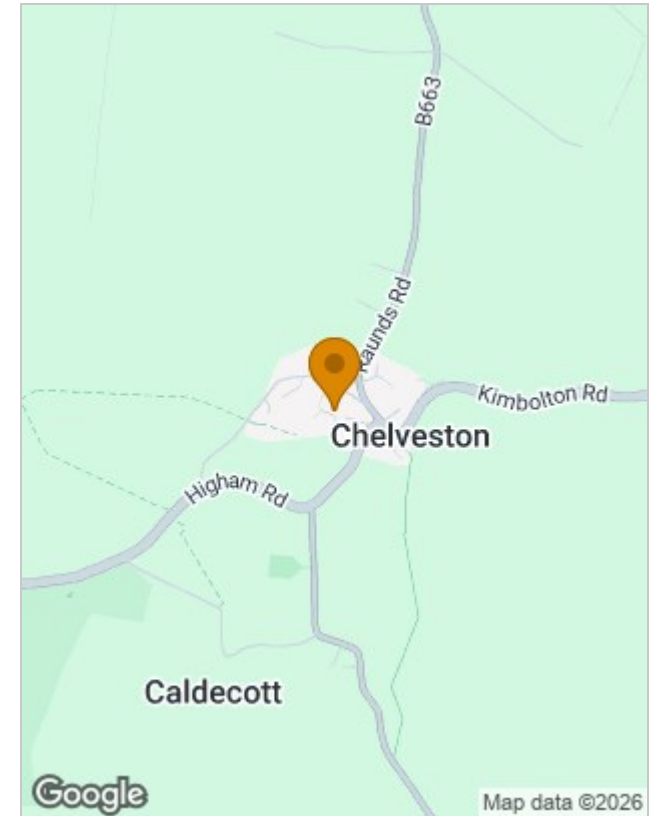
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: C
North Northants

Tenure: Freehold