

12 Lister Drive  
Northampton  
NN4 9XE

£650,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Oscar James are delighted to welcome to the market this simply stunning four bedroom, detached family home. Ideally positioned within a cul de sac and situated within West Hunsbury, not only boasting fantastic school catchments but also West Hunsbury Country Park is just a stones throw away. Perfect for those family walks! Spanning across approx. just over 2000 sq. ft and presented in immaculate condition, we absolutely love the stylish décor throughout!

The entrance hall of this property gives access to the entire ground floor accommodation. The large lounge runs the full length of the property benefitting from a beautiful stone feature wall and fireplace. In addition there is the dual aspect of a box bay window and sliding patio doors flowing out to the rear garden. Leading on to one of our favourite rooms, the home office! This versatile space could be used as a multitude of options but has created the perfect work space for the current owners with tranquil views over the garden, a vaulted ceiling and bespoke feature windows surrounding.

The vast refitted kitchen/family room truly is the ideal entertaining space with all integrated appliances and finished to a high stylish specification. The central island offers breakfast

seating and the open plan layout flows into the dining room. To conclude the ground floor there are also storage cupboards and a utility/cloakroom also refitted to a modern taste with plumbing for a washer/dryer.

To the first floor you will find four large bedrooms and the family bathroom comprising a four piece suite. The Master bedroom is not only impressive in size but has the added benefit of a large walk in wardrobe and ensuite.

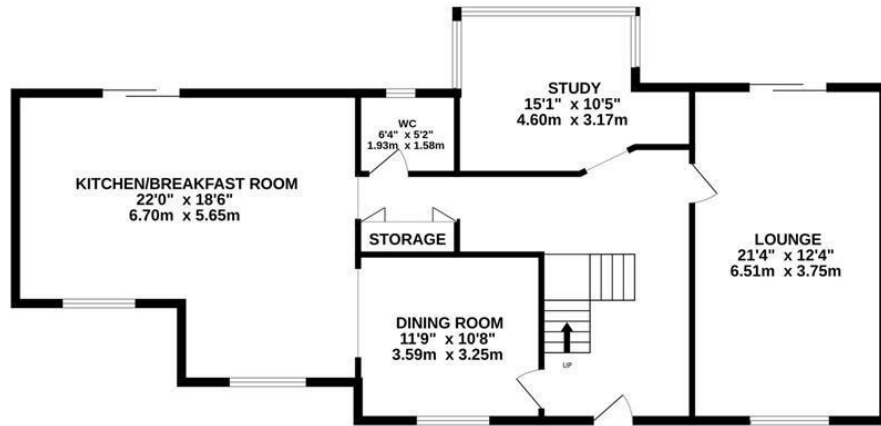
Externally the landscaped rear garden is completely balanced with exotic plants, lawn and a variety of seating areas. The vaulted outdoor entertaining space creates the perfect private sanctuary.

To the front is a generous driveway accompanied by lawn and electric doors leading into the double garage.

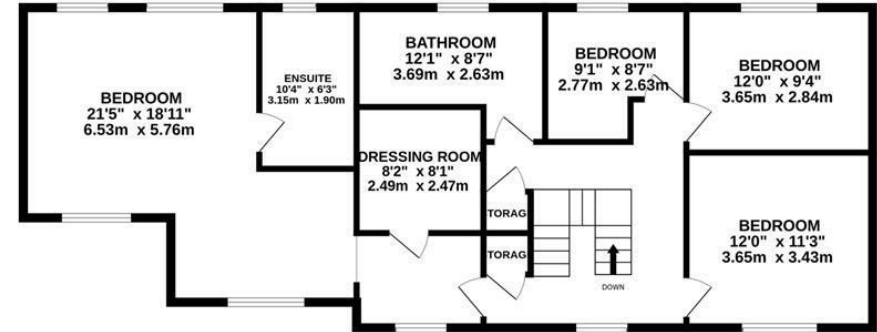
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# Floor Plan

GROUND FLOOR  
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR  
1035 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 2164 sq.ft. (201.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Fantastic space throughout with four reception rooms



Modern refitted kitchen with all integrated appliances



Four double bedrooms



Family bathroom, ensuite & cloakroom



Beautifully landscaped rear garden with outdoor entertaining space



Off road parking & double garage









# SELLER'S SECRET

Our outdoor entertaining space has been brilliant over the years for entertaining friends and family! There is power and lighting and with the vaulted roof gives us privacy and cover! We have also added in air conditioning to some of our rooms PERFECT for summer!



## Why we like it....

The home office is a gorgeous room with feature windows and a vaulted ceiling truly bringing the outdoors in. We also love the extensive master bedroom the sheer amount of windows flood this room with natural light!

To buy or not to buy....

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# OSCAR JAMES

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