

Waples Close  
Earls Barton  
NN6 0FQ

£325,000

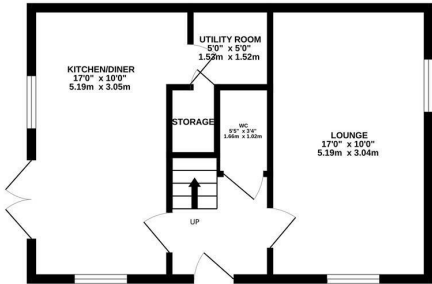


OSCAR JAMES

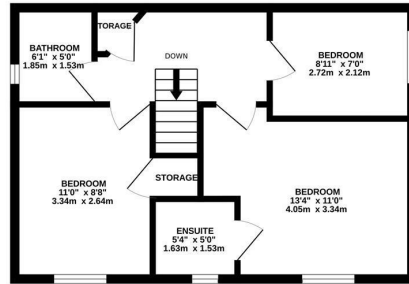
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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...



Large lounge with dual aspect windows



Fitted modern kitchen plus separate utility room



Three good size bedrooms



Family bathroom, ensuite shower room & downstairs cloakroom



Rear garden & corner plot



Off road parking for two vehicles





## WHAT'S GREAT?

Oscar James welcome to the market this stunning three bedroom, semi detached home situated in the highly desirable village of Earls Barton. Positioned on a corner plot and Built by David Wilson in 2019 this modern home is ready for the new owner to enjoy!

The entrance hall leads into all ground floor accommodation comprising a great size lounge with dual aspect windows. The fitted kitchen is also well proportioned offering a great dining space and complete with integrated appliances. There are French doors flowing out to the rear garden and the property has the added benefit of a separate utility room. To conclude the ground floor there is a large under stairs storage cupboard, cloakroom & stairs leading up to the first floor.

Here you will find three good size bedrooms and the family bathroom comprising a three piece suite. The master boasts an ensuite shower room whilst bedroom two has built in storage.

Externally the rear garden is well balanced with lawn, patio and decking providing seating areas plus gated access leading to the off road parking.

...expect excellence



# SELLER'S SECRET

This was a great first time buy and the location is brilliant! There are such good road links on your door step whilst being in a village!



*Why we like it....*

This home is ready to move into!  
Modern throughout and has such a lovely size kitchen/diner!

# OSCAR JAMES

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To buy or not to buy....

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