

15 Ibstock Close
Northampton
NN3 5DL

Offers in the region of £385,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to welcome to the market this extended four bedroom family home presented in immaculate condition throughout. Situated in prime location whilst being tucked within a cul de sac, you are surrounded by local amenities, fantastic road links and Overstone Park just a stones throw away!

Upon entering the hall leads through to the spacious lounge/diner which features double doors flowing through to the snug and garden. The kitchen is a great size boasting plenty of storage along with a breakfast area plus the garage has been part converted creating a handy utility room.

To conclude the ground floor you also have a modern bathroom comprising a three piece suite including a jacuzzi bath and under floor heating.

On the first floor you will three double bedrooms, one single bedroom, the family shower room with plenty of vanity storage and under floor heating.

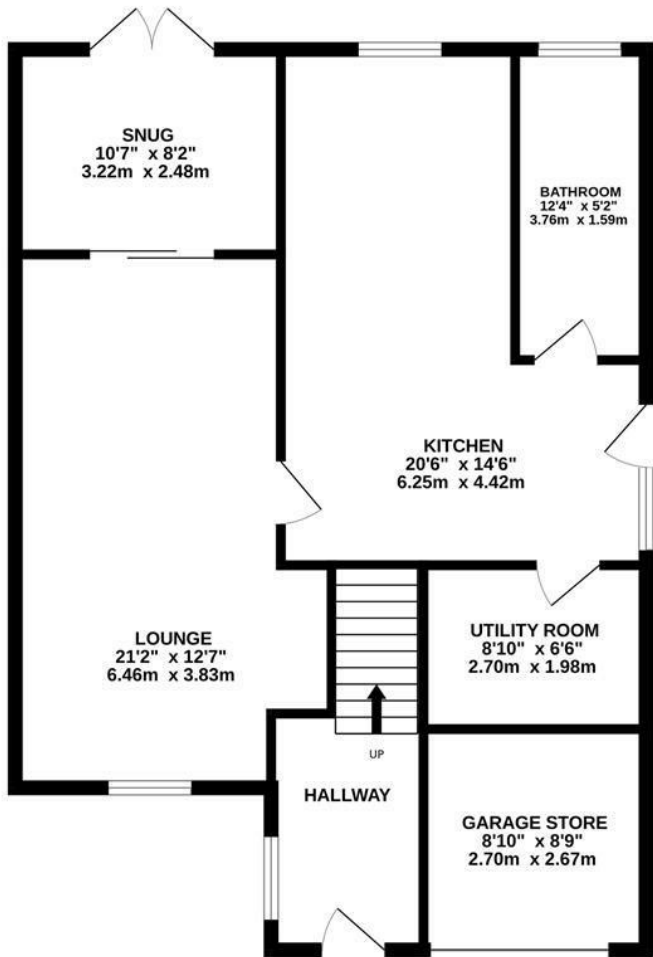
The beautifully landscaped rear garden is well balanced with lawn, raised shrub borders and

a large Indian sandstone patio creating the perfect seating areas. There is also a summer house and wooden gazebo. To the front there is a driveway providing off road parking and access into the garage.

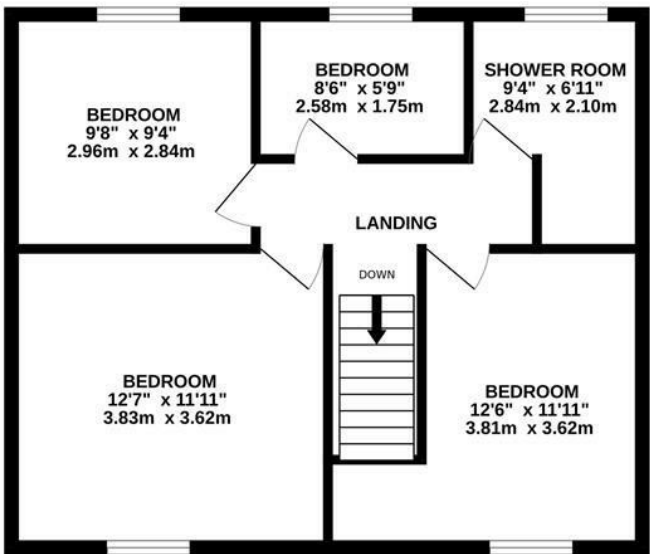
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Floor Plan

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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...



Spacious open plan lounge/diner
& snug



Extended Kitchen & Utility Room



Four Bedrooms



Downstairs bathroom & upstairs
shower room



Stunning landscaped rear garden



Driveway providing off road parking
& garage





SELLER'S SECRET

We have been here as a family for many years. There is great schooling and road links within our area and we love being in a cul de sac its so quiet. We extended the property to gives us that extra space for the family, this was a great decision!



Why we like it....

This home is spacious and has had modernisations some of which include replacing the boiler, new shower, new front door & garage door. This has maintained the property to a modern and fresh standard throughout ready for the new owners to enjoy!

OSCAR JAMES

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To buy or not to buy....
