

35 Old Road
Walgrave
Northamptonshire
NN6 9QW

£675,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

This well presented, four /five-bedroom home is situated on the edge of the highly regarded village of Walgrave and enjoys far reaching views across open countryside to the rear along with a generous plot and versatile living accommodation over two floors. A fabulous home which simply must be viewed.

With country walks quite literally on your doorstep and Pitsford Reservoir just a few minutes' drive away, a great village pub, village primary school and local park with community center both just a few minutes walk from the house. There is also a local bus stop which provides a route to various local secondary schools too along with excellent road links close by, this fabulous family home is not to be missed!

The internal layout comprises; spacious entrance porch with two double doors leading into a large entrance hall which boasts a beautifully tiled floor with porcelain tiles, detailed coving and two chandeliers. Generous dual aspect lounge with feature gas fireplace, dining room (currently being used as a fifth bedroom), family room, recently refitted kitchen with Quartz worktops and matching Quartz

windowsill and porcelain tiled floor. There's also a utility room with oak windowsill and matching porcelain tiled floor. To complete the ground floor there is a WC.

On the first floor expect to find four large bedrooms and the family bathroom. The master bedroom is impressive in size and also enjoys an ensuite bathroom. There is also a lovely snug area off the galleried landing, perfect as a study space.

Outside the house continues to impress with a beautiful rear garden which enjoys a high degree of privacy and of course makes the most of the wonderful field views behind.

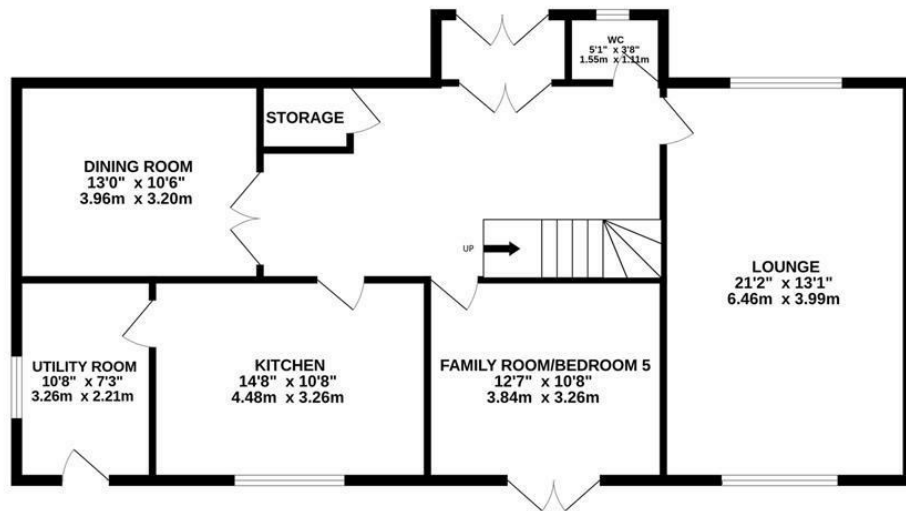
To the front there is a large driveway providing off road parking for three cars and a van along with a detached double garage with electrically operated doors.

For more information or to arrange your internal viewing contact sole selling agents Oscar James today!

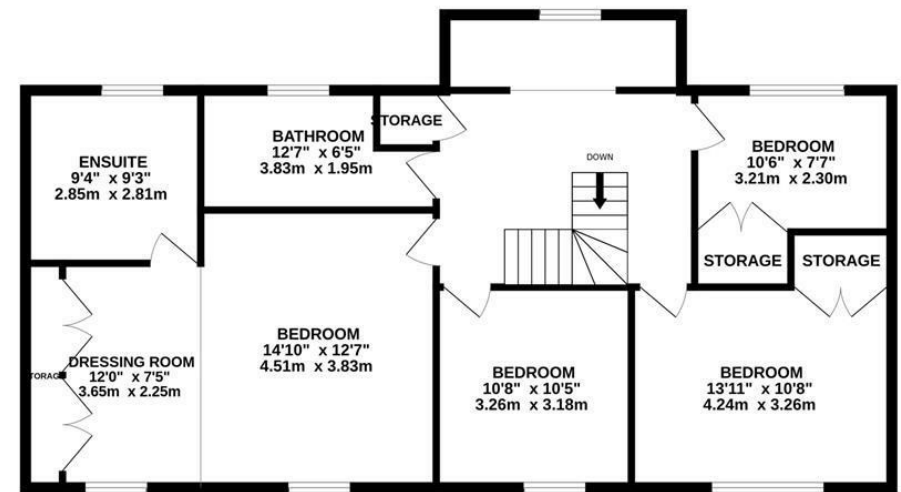
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Floor Plan

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 2086 sq.ft. (193.8 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...



Lounge, dining room and family room



Refitted kitchen



Four double bedrooms



Family bathroom, en-suite to master and ground floor WC



Enclosed rear garden with open views to the rear



Large driveway and double garage





SELLER'S SECRET

We have thoroughly enjoyed living at Old Road. It's be a great home for our growing family and the location is just idyllic. We use the fields to the rear to walk the dogs and can literally take them for miles!



Why we like it....

When they say it's all about location this property wins!

Not only that, with versatile accommodation and large rooms it's perfect for family life.

Be quick though, we don't expect it to be on the market for long!

To buy or not to buy....

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