

9 Regal Drive
Kettering
Northamptonshire
NN16 9SR

Offers in excess of £485,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A beautifully presented, four bedroom home situated at the end of a quiet cul de sac enjoying a generous plot and private rear garden with open field views over paddock and fields to the rear.

Having been extensively improved by the present owner, with a stylishly appointed fully refitted kitchen /utility room.

Enjoying spacious accommodation over two floors , the property comprises; entrance hall with useful guest cloakroom/W.C., large lounge with feature fireplace and large picture window. The stunning white kitchen is fitted with an array of built in appliances and matching worksurfaces.

*** the la - family - dining room with a host of integrated appliances, quartz work tops and ground floor study. In addition there is a useful utility room and ground floor WC.

On the first floor expect to find four bedrooms, each with built in wardrobes. The master bedroom also benefits from fitted wardrobes and there's a lovely the family bathroom has

also been refitted to the same fabulous standard.

Outside

The rear garden offers a high degree of privacy with a small woodland to the rear. The patio has been recently extended and re-laid with high-end porcelain tiles which continue around the front. The remainder of garden is laid mainly to lawn.

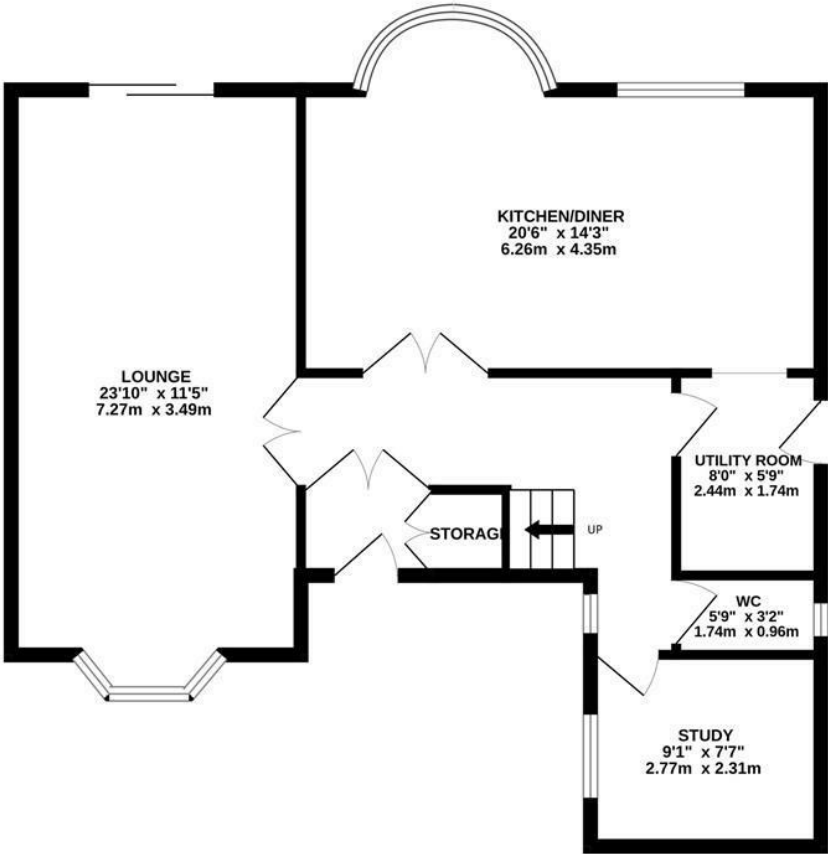
To the front there is a large driveway which leads to a detached and extended double garage with additional room to the side (part of the original build) and storage above.

This outstanding property simply must be viewed to be appreciated, for more information or to arrange yours contact sole selling agents Oscar James today.

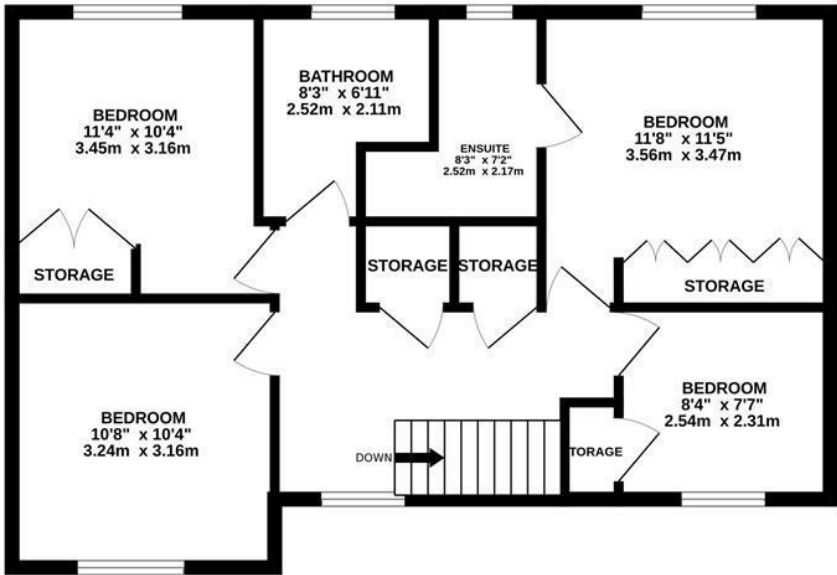
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Floor Plan

GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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, study and sociable
kitchen family room



Gorgeous refitted kitchen & utility
rooms



Four double bedrooms



Family bathroom, ensuite to
master and ground floor WC



Private, enclosed rear garden



Large driveway and double garage





SELLER'S SECRET

We moved here just over 5 years ago and have thoroughly enjoyed our time here. The close is really private and family friendly and there's an excellent primary school just 2 minutes away.



Why we like it....

WOW! What a house! Fabulous house, awesome location, stunning interior, private garden, what more could you want?!?

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

OSCAR JAMES

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To buy or not to buy....
