

7 Broom Way
Kettering
NN15 7RB

£475,000 offers in excess of



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

*** Check out our video tour*** A rare opportunity to secure a superb property in a superb location and position!

This spacious four bedroom detached, family home built by David Wilson is offered to market in excellent order and has been much improved by the current owners.

Firstly, being situated in a very peaceful corner plot this home will suit a family already living locally or potentially someone relocating into the area given its proximity to main road links, the Kettering General Hospital and train station.

The property itself is generous in space both upstairs and down, it consists of a large welcoming hallway, cloakroom, front to back lounge with built in media wall and French doors out to garden, study/playroom and what is now a superb refitted kitchen/dining/family room having been altered to create an amazing, light, bright and airy space for all to enjoy.

To the first floor all four bedrooms are a generous size and all benefit from fitted wardrobes, the master bedroom has an impressive refitted ensuite shower room with double shower cubicle and a walk in wardrobe, finally, the family bathroom has also been refitted to an excellent standard.

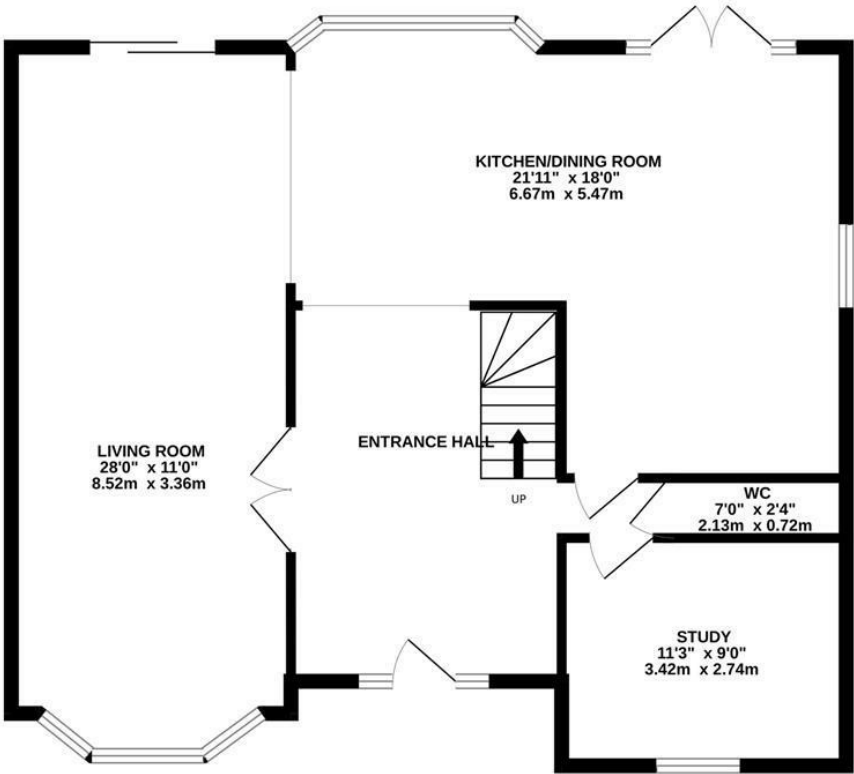
Outside the space to the front provides ample off road parking plus a detached double garage offers more parking or an enormous amount of storage or potential for conversion (subject to planning) and a shrub and flower bed offers greenery and colour with gated access to the rear garden which is a lovely size, split level for multi use, whether playing football/games, al fresco dining or relaxing this secluded garden really is a key feature of this home. A summerhouse will remain which is an ideal reading/chill out space and given the position of property it is a peaceful and secluded.

Call sole agents Oscar James Kettering to make arrangements to view this fabulous home.

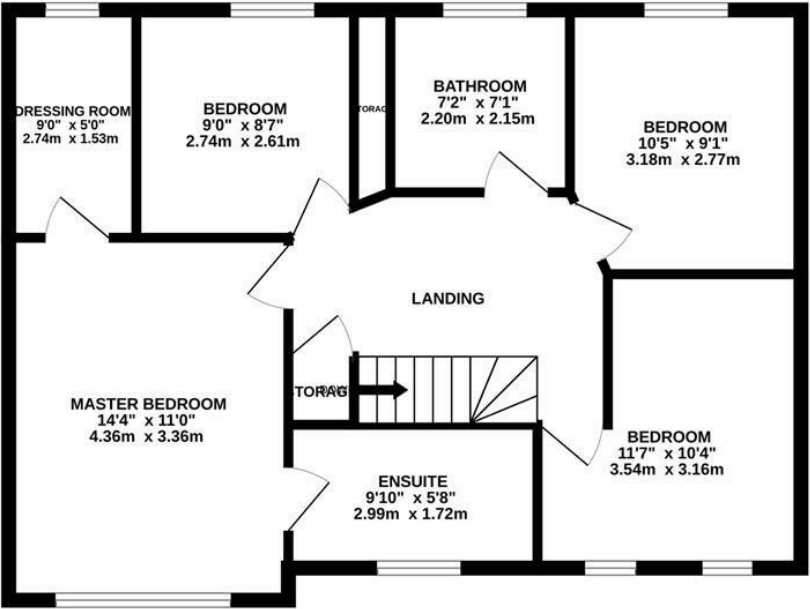
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Floor Plan

GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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 fabulous kitchen/diner/family room



Refitted kitchen



Four double bedrooms



Cloakroom and refitted ensuite and family bathroom



Beautiful garden



Double detached garage and ample off road parking





SELLER'S SECRET

As a large family of six we have certainly made use of our home over the many years we have lived here and it will certainly be a big move for us however we have seen a property we'd like to proceed with once sold as after a long time of looking we feel it would be perfect for us.



Why we like it....

This property has plenty to offer with location and size being key. It will be a pleasure to show prospective purchasers around and we don't expect it to be around for long so call us quickly!

OSCAR JAMES

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To buy or not to buy....
