



7 Westley Close,  
Burton Latimer, NN15 5PL

OSCAR JAMES

Offers Over £950,000

ESTATE AGENTS

# The Property in Brief...

*Boasting over 5000 sq. ft. of living accommodation, this fabulous home is situated at the end of a quiet cul-de-sac on the edge of Burton Latimer enjoying a generous and secluded position with views to the rear over open countryside.*

*The property was built by its present owners around 20 years ago and offers spacious and versatile accommodation over three floors.*

*The layout comprises; large entrance hall with grand central staircase, large lounge with feature open fireplace, second sitting room, formal dining room, garden room and study.*

*The kitchen is a real 'hub of the home' with a large range of units, along with a grand- central island. There's also a host of appliances along with yet another feature fireplace.*

*Off of the kitchen there's a useful utility room and also the garden room.*

*The first floor can be accessed via the main staircase or a second staircase which is located in the second sitting room, there are four double bedrooms on this floor, the master with walk in wardrobe and en-suite bathroom, bedroom two with en-suite bathroom and there is also a large family bathroom too. Also on this floor is a further bedroom / study room where the second staircase terminates and access from here can be found to the top floor games room!*

*The games room is simply HUGE, currently housing a full-size snooker table, bar, poker table AND gym equipment! There's also a shower room on this floor too.*

*Outside you will find a wonderfully private garden with large feature pond, small steam at the bottom and brick built potting shed. In addition, there is a covered terrace which is perfect for al-fresco dining. Behind the garden is open countryside, perfect for dog walking or simply making the most of the lovely view.*

*To the front is a detached double garage with a large study room above. There is also ample off-road parking and the drive is enclosed by a lovely brick built wall.*

*This super home simply must be viewed to be appreciated.*

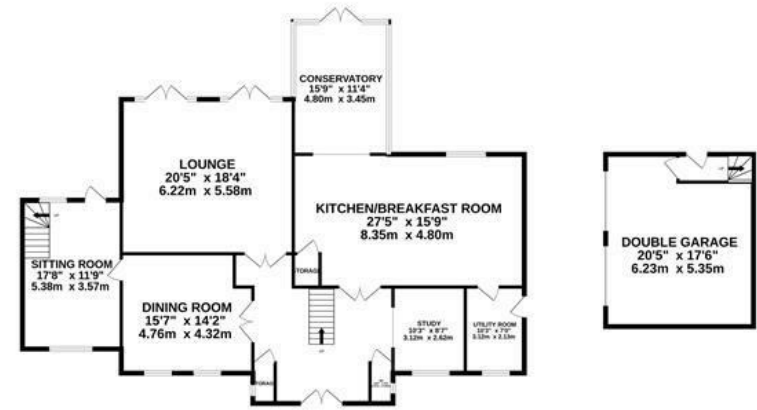


# Dimensions

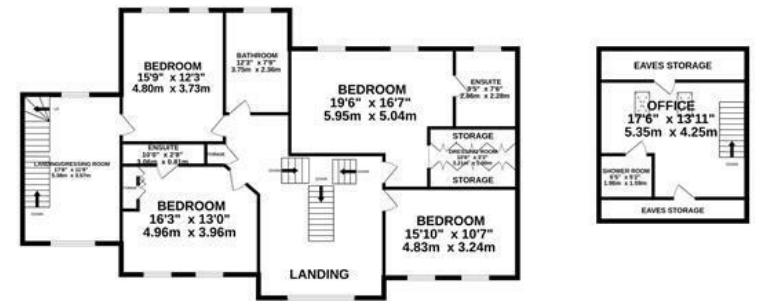
Lounge 20'5 x 18'4 (6.22m x 5.59m)	Ensuite 9'5 x 7'6 (2.87m x 2.29m)
Kitchen/Breakfast Room 27'5 x 15'9 (8.36m x 4.80m)	Bedroom 2 16'3 x 13' (4.95m x 3.96m)
Conservatory 15'9 x 11'4 (4.80m x 3.45m)	Ensuite 2 10' x 2'8 (3.05m x 0.81m)
Study 10'3 x 8'7 (3.12m x 2.62m)	Bedroom 3 15'9 x 12'3 (4.80m x 3.73m)
Utility Room 10'3 x 7' (3.12m x 2.13m)	Bedroom 4 15'10 x 10'7 (4.83m x 3.23m)
Dining Room 15'7 x 14'2 (4.75m x 4.32m)	Bathroom 12'3 x 7'9 (3.73m x 2.36m)
Sitting Toom 17'8 x 11'9 (5.38m x 3.58m)	Dressing Room 17'8 x 11'9 (5.38m x 3.58m)
Bedroom 1 19'6 x 16'7 (5.94m x 5.05m)	Games Room 48'2 x 19'9 (14.68m x 6.02m)

# What our vendors say...

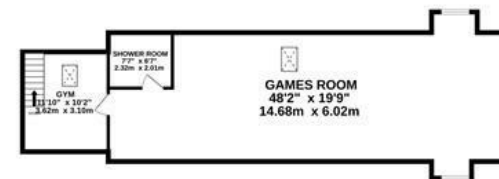
GROUND FLOOR  
2178 sq.ft. (202.4 sq.m.) approx.



1ST FLOOR  
1963 sq.ft. (182.4 sq.m.) approx.



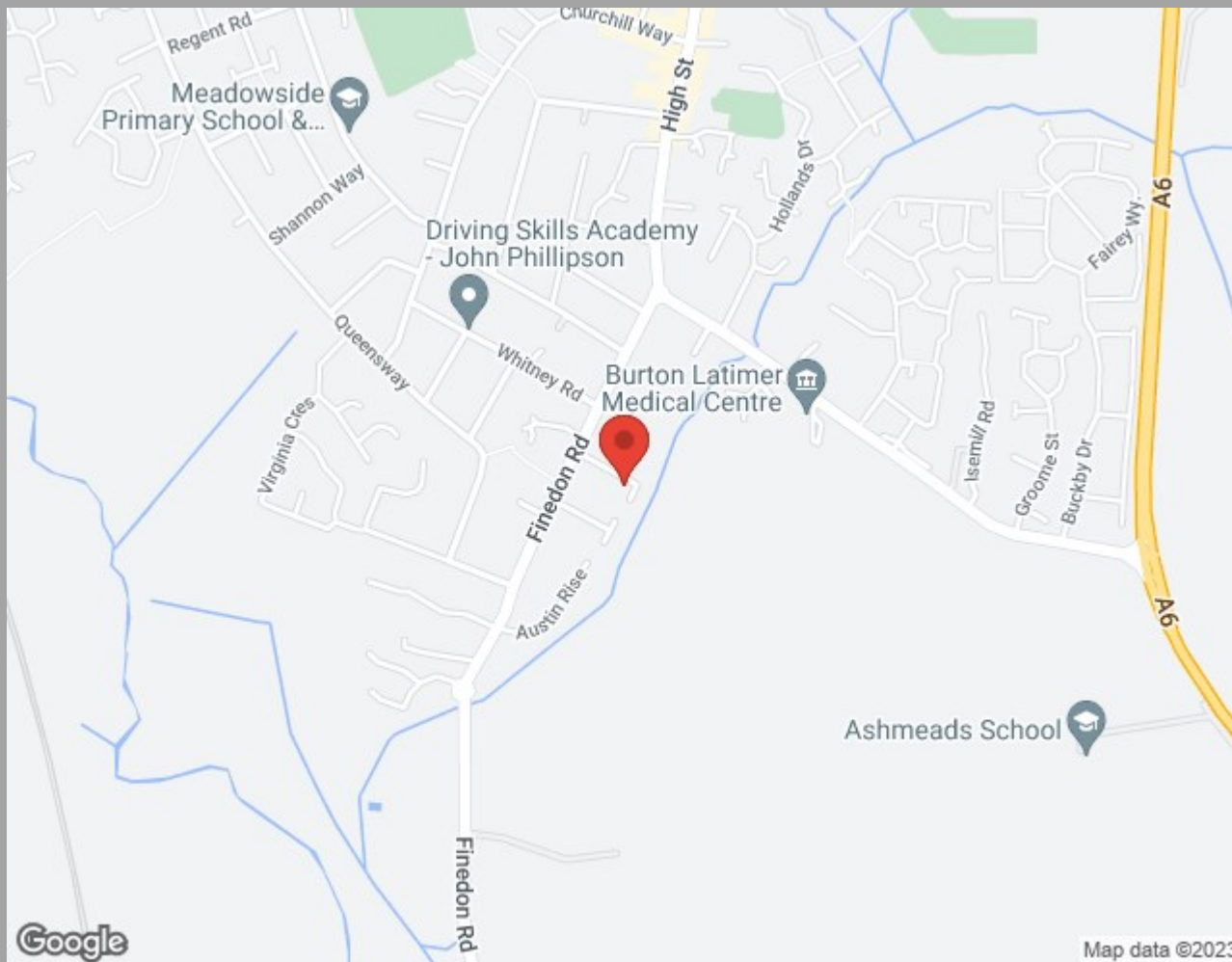
2ND FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 5023 sq.ft. (466.6 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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