

Birley Close
Barton Seagrave
NN15 6US

£475,000

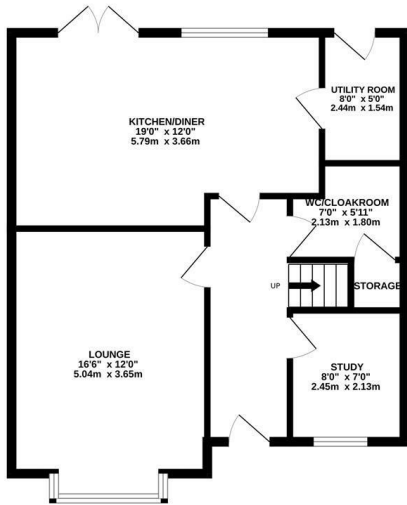


OSCAR JAMES

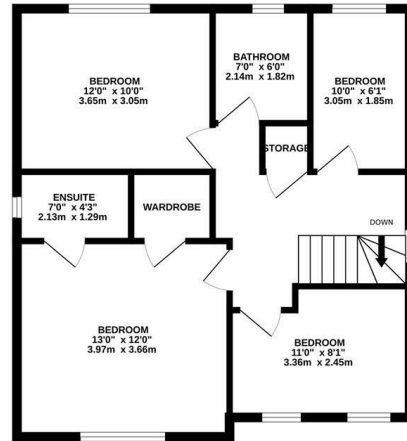
...expect excellence

FLOOR PLANS

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 12/2024



AT A GLANCE...



Large lounge with bay window



Kitchen dinner with granite worktops and built-in appliances



4 generous size bedrooms. master bedroom benefiting from walk-in wardrobe



Family bathroom, ensuite to master bedroom & downstairs W/C



Landscaped rear garden with a high degree of privacy and south-west facing



Off-road parking for multiple vehicles and garage



WHAT'S GREAT?

Welcome to this stunning 4-bedroom detached house in the prestigious private gated development in Barton Seagrave, home to only five exclusive properties. Offering off-road parking for multiple cars and a garage, this home combines luxury, privacy, and convenience.

Upon entering, you are greeted by a through hallway that leads to the spacious lounge, featuring a bay window that floods the room with natural light. Adjacent to the lounge is a dedicated study, perfect for a home office or quiet retreat. The ground floor also includes a convenient W/C.

The heart of the home is the expansive kitchen diner, complete with built-in appliances, ample space for free-standing appliances and granite worktops. There is plenty of room for a large dining table, and French doors open to the beautifully landscaped garden. A utility room adds further practicality. The entire downstairs is adorned with Karndean flooring and benefits from underfloor heating, ensuring comfort and elegance throughout.

Upstairs, you will find four generously sized bedrooms. The master bedroom boasts an ensuite and a walk-in wardrobe, providing a private sanctuary within the home. The remaining bedrooms share a well-appointed family bathroom.

The garden is a highlight, offering a spacious decking area perfect for outdoor entertaining and al fresco dining. A good-sized lawn with planter borders and a south-west facing orientation for maximum sunlight throughout the day.

This exceptional property in Barton Seagrave offers a perfect blend of style, comfort, and modern living in a highly sought-after location. Don't miss the opportunity to make this luxurious house your home. Contact Oscar James today to arrange a viewing!

...expect excellence



SELLER'S SECRET



Why we like it....

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com

To buy or not to buy....
