

1 Ashby Close
Burton Latimer
NN15 5GN

£400,000 (offers over)

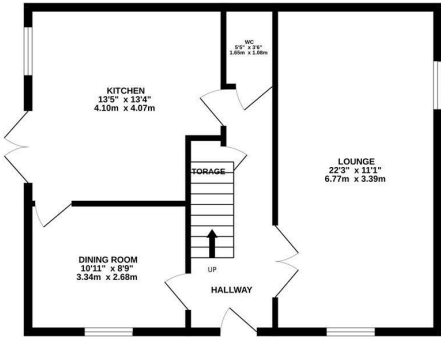


OSCAR JAMES

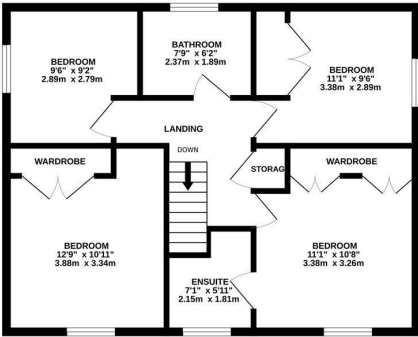
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FLOOR PLANS

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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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AT A GLANCE...



Lounge spans full length of the property.



Renovated kitchen with high-end appliances and Dekton worktops



Four Bedrooms, three rooms with built in wardrobes



Ensuite to master bedroom, Family bathroom and downstairs W/C



Private, low maintenance garden, seating area, borders and lawn



Private Driveway with off-road parking, electric gates and single garage



WHAT'S GREAT?

Nestled in a private cul-de-sac, this exceptional four-bedroom detached residence is a rare gem. Meticulously renovated, it seamlessly blends modern efficiency with stylish, high-quality finishes throughout, offering a unique living experience.

A private driveway with electric gated access leads to a single garage, offering both security and convenience. A small, wrap-around front garden adds kerb appeal. Inside, a through hallway with Porcelanosa floor tiles sets the tone for the home's refined interior. The lounge features engineered oak flooring and dual-aspect windows that flood the room with natural light. The formal dining room provides a versatile second space, making this home a perfect blend of comfort and luxury.

At the heart of the home is a stunning bespoke kitchen, finished to an exceptional standard with Dekton countertops and an array of base and eye-level units. A combination of quality built-in appliances adds to the functionality, while patio doors open onto the garden. A W/C completes the ground floor.

Upstairs, you'll find four well-appointed bedrooms. The master bedroom benefits from built-in wardrobes and a luxuriously renovated en-suite. The second and third bedrooms also feature built-in wardrobes, while the fourth bedroom is a generously sized single, ideal as a guest room

or home office. The rear garden offers a high degree of privacy, beautifully landscaped with a tiled seating area, planters, established borders, and mature trees that enhance the tranquil space.

Energy-efficient features include:

Air-source heat pump providing central heating and hot water

Rooftop Solar PV system and home battery

EV charger with Solar integration

This is a rare opportunity to acquire a turn-key family home in a peaceful, prestigious location with exceptional eco-friendly upgrades and stylish living spaces, and represents excellent value.

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SELLER'S SECRET

The private, secure, and secluded garden, directly connecting with the kitchen, offers year-round opportunities to rest and relax: together they form an oasis for family living, providing a tranquil escape from the hustle and bustle of everyday life.



Why we like it....

Beautifully renovated by the current owners, this home seamlessly blends modern comfort with impressive eco-friendly features, offering long-term value and sustainability for future owners. A personal viewing is essential to truly appreciate everything this exceptional property has to offer.

OSCAR JAMES

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To buy or not to buy....
