

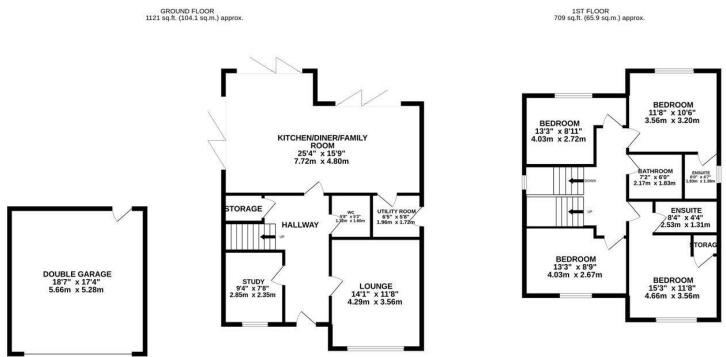
43 Yateley Drive  
Barton Seagrave  
NN15 6BN

£650,000 Guide Price



OSCAR JAMES  
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# FLOOR PLANS



TOTAL FLOOR AREA: 2199 sq.ft. (204.3 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.

2ND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

STORAGE

OVERS

BEDROOM  
16'7" x 14'6"  
5.06m x 4.42m

ENSUITE  
2'8" x 4'4"  
0.82m x 1.32m



## AT A GLANCE...



Stylish lounge with floor-to-ceiling windows



- Expansive open-planned kitchen/dining/family room



## 5 DOUBLE bedrooms



3 Ensuites, family bathroom & ground floor W/C



Beautiful wrap-around rear garden with paved seating area



Private driveway and double garage



# WHAT'S GREAT?

\*\* NO ONWARD CHAIN \*\*

Nestled within an exclusive cul-de-sac in Barton Seagrave, this impressive 5-bedroom detached residence occupies a prime corner plot. From the moment you arrive, the home's fantastic kerb appeal is evident. The private driveway leads to a double garage, framed by beautifully maintained gardens.

Step inside to a home that is immaculately presented throughout, beginning with a wide, welcoming entrance hall. The spacious lounge features striking floor-to-ceiling windows, filling the room with natural light. A dedicated study offers the perfect space for home working, tastefully designed with attention to detail.

The heart of the home is undoubtedly the expansive kitchen/dining/family room — a spectacular open-plan space designed for modern living and entertaining. Triple bi-fold doors open seamlessly onto the rear garden. The high-end kitchen boasts an impressive range of integrated appliances, including a full-length fridge and freezer, induction hob, boiling water tap, wine fridge,

among others. There's ample space for a large dining table and a comfortable seating area. A separate utility room provides additional convenience, while a ground-floor WC adds practicality. The entire ground floor benefits from luxurious underfloor heating.

Ascending the modern staircase with glass balustrades, you'll find a bright first-floor landing leading to four generous double bedrooms. Two of these feature stylish ensuite shower rooms, while the others share a beautifully appointed family bathroom.

The top floor is dedicated to an impressive fifth double bedroom with ensuite, perfect for guests or as a private master suite.

Outside, the corner plot position provides a superb wrap-around garden, mainly laid to lawn and complemented by a paved seating area, ideal for alfresco dining and relaxation.

This exceptional home perfectly combines modern luxury, thoughtful design, and a prestigious location, making it a rare opportunity in Barton Seagrave.

...expect excellence



## SELLER'S SECRET

What we've cherished most about this home is the way it wraps around our family life and makes us feel truly safe and settled. The open-plan kitchen and family room is the heartbeat of the house and spend most of our time. When the doors open, the whole space flows into our south-west facing garden, where the sunlight pours in and the main patio becomes an effortless extension of our living space. Even with a neighbour behind, the house sits lower on the plot, which means the garden feels peaceful, private and not overlooked. With three patio areas to choose from, we've enjoyed quiet morning coffees, sunny afternoons with the children playing freely, and long, relaxed evenings with friends. Inside, we unwind in the cosy cinema room, focus in the calm of the home office, and recharge in our insulated garage-turned-gym. This home has given us space, privacy, safety, and a lifestyle that feels warm, connected and effortlessly calm



# OSCAR JAMES

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To buy or not to buy....

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Why we like it....

5-bedroom detached home offers the perfect blend of luxury, space, and style. Set on a generous corner plot within an exclusive Barton Seagrave cul-de-sac, it impresses from the moment you arrive with its striking kerb appeal and double garage. Inside, every detail exudes quality. From the bright, open-plan kitchen and family space with high-end finishes to the elegant lounge and underfloor heating throughout the ground floor. With multiple en-suites, a wrap-around garden, and immaculate presentation, this home delivers exceptional modern living in one of the area's most sought-after locations.