

9 Diamond Drive
Irthlingborough
Wellingborough
NN9 5PT

£300,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James is pleased to offer for sale this three bedroom detached property located in Irthlingborough. This home has been modernised by the current owners to a high standard and have also converted the rear three quarters of the garage to provide a utility room and cloakroom/shower room that compliments the re-fitted kitchen/Dining room with it's integrated dishwasher, fridge/freezer, NEF microwave/oven, oven & induction hob. Both the kitchen and utility units have been finished off with beautiful Quartz worksurfaces. The front quarter of the garage remains for that all important storage.

Upon entering this property you'll notice the beautiful herringbone, luxury vinyl tiled flooring that runs seamlessly throughout the ground floor. From the entrance hall you pass through the bright and spacious living room that leads

to the open planed and refitted kitchen/dining area to the rear of the property. This hub of the house allows you access via double glazed French doors to the recently levelled rear garden. There is a door from the kitchen/diner to the cloakroom/shower room and utility room, from this area you have an access door into the remaining storage of the garage.

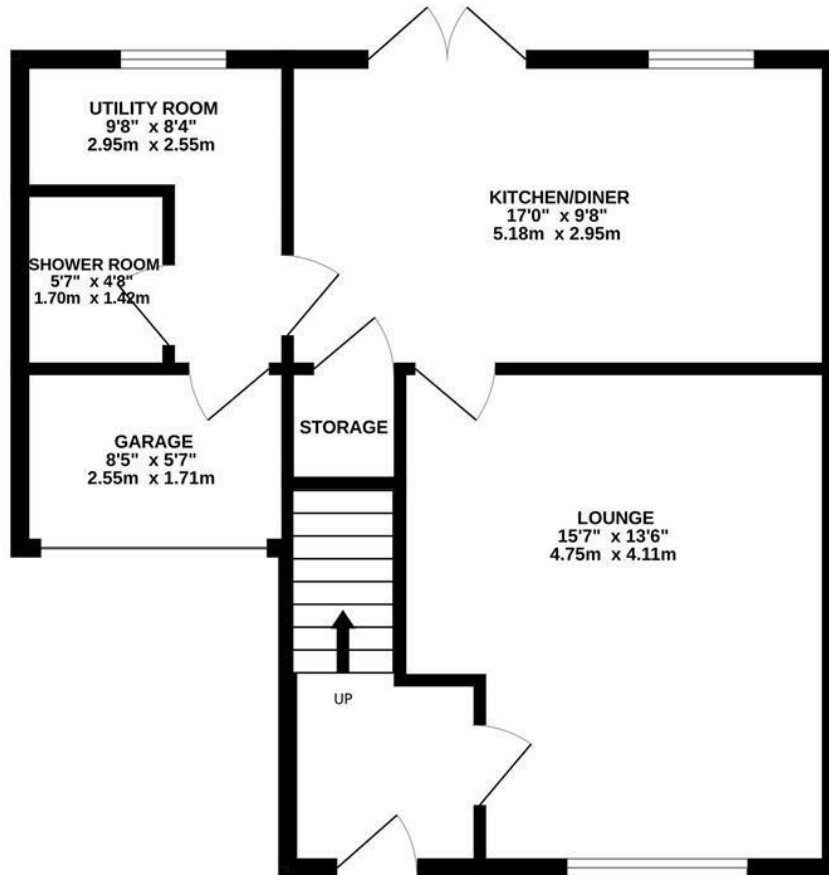
On the first floor to this property you have three good sized bedrooms and a re-fitted family bathroom.

Externally this property has an enclosed rear garden, mainly laid to lawn with a patio area for entertaining. The gated side access take you to the front of the property where you're met with an lawed area and hardstanding drive providing off road parking.

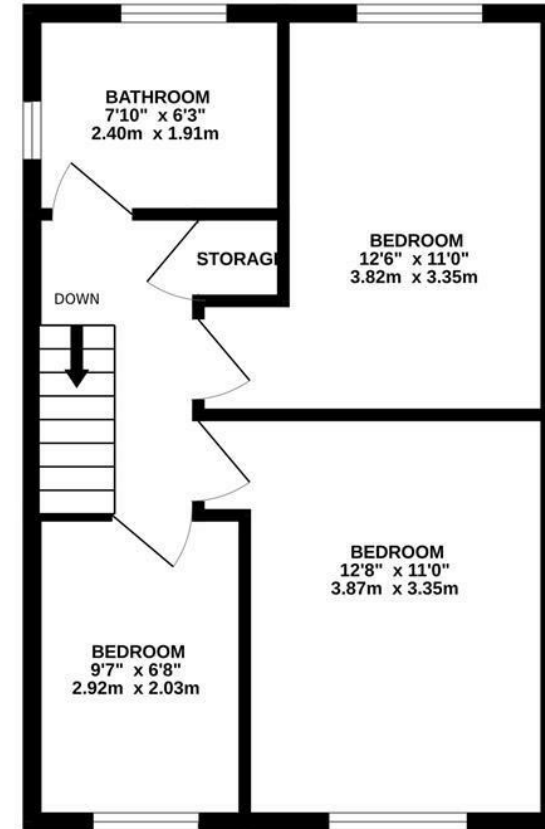
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Floor Plan

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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...



Living Room



Kitchen/Diner



Three Bedrooms



Family Bathroom & Shower Room/Cloakroom



Front & Rear Gardens



Off Road Parking





SELLER'S SECRET

We have enjoyed living in close proximity to the beautiful nature reserve (under 10 minutes walk away), ideal for running, walking, cycling. The nature reserves leads through to both Stanwick Lakes and Rushen Lakes retail park, which can be reached in under an hour of walking.



Why we like it....

We are was so impressed by the work and improvements the current owners have put into this property and we can't wait to find the new owners that can enjoy it too. "IT COULD BE YOU"

To buy or not to buy....

OSCAR JAMES

Central Hall 1a High Street, | Wellingborough
| NN8 4HT
01933 830300
www.oscar-james.com
