

12 Maple Drive
Wellingborough
NN8 3GD

£399,995

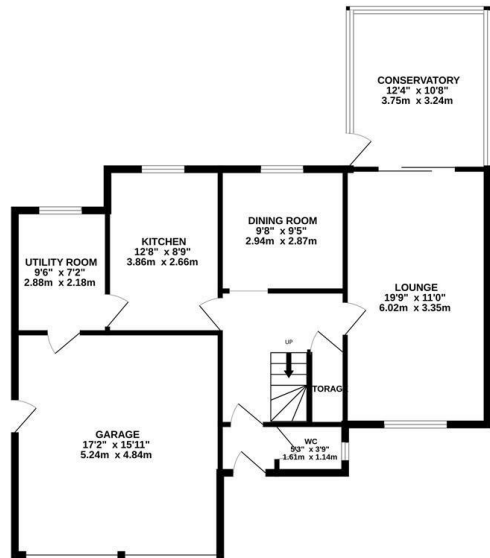


OSCAR JAMES

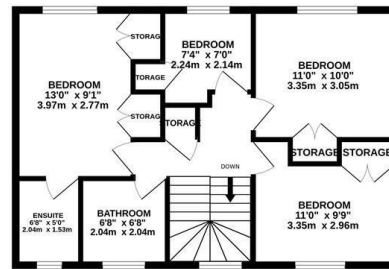
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FLOOR PLANS

GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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...



Three Reception Rooms - Including
Garden Room Conservatory



Refitted Kitchen



4 Bedrooms - Master En-Suite



Refitted Family Bathroom and
Guest Cloakroom/W.c.



Enclosed Rear Garden with views
over Green Space



Double Garage and Double
Driveway Parking



WHAT'S GREAT?

Oscar James are delighted to present this attractive and highly desirable Executive FOUR Bedroom detached home, with En-Suite to the Master is situated in a quite a Cul-De-Sac location, on sought-after Maple Drive.

The property offers flexible accommodation arranged over two floors with THREE reception rooms including large living room, dining room and a spacious double glazed conservatory/garden room with air conditioning with heater, for all year around climate control.

Further benefits include a fitted kitchen and separate utility room with shower and direct access to the double garage, which , could allow conversion (subject to building regulations) to semi-independent living or impressive addition to further accommodation.

The family bathroom has been refitted with modern units incorporating a vanity basin and a concealed cistern and jacuzzi bath with built in lighting. The En-Suite has shower, basin and low level w.c. The ground floor benefits from a guest cloakroom/w.c., accessed via the light

and welcoming main entrance hallway.

This property further benefits from gas to radiator central heating and double glazing throughout.

The landscaped rear garden, like this wonderful home, is beautifully presented, with paved patio area dedicated to enjoyment of the sun and entertaining family and friends while well maintained lawns with surround with attractive planted areas. Additional timber decking is positioned to enjoy open aspect views across green space to the rear elevation.

We expect this beautiful home to be popular - so book a viewing with Oscar James today will be pleased to welcome you.

...expect excellence



SELLER'S SECRET

We've loved living here and we expect the new owners to enjoy the space and lovely location.
A really nice place to put roots down and relax, just as you would wish for in any long term home.
We have spent many hours just sitting in the garden enjoying peace quiet and the views beyond!



Why we like it....

We are so pleased to present this property which in our view has an ideal location in a quiet private road with open green space to the rear aspect.

The double garage is a big plus too and direct access to the house offers future possibilities for adding huge additional living space if desired.

To buy or not to buy....

OSCAR JAMES

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