

Oakway  
Wellingborough  
NN8 4SB

£290,000

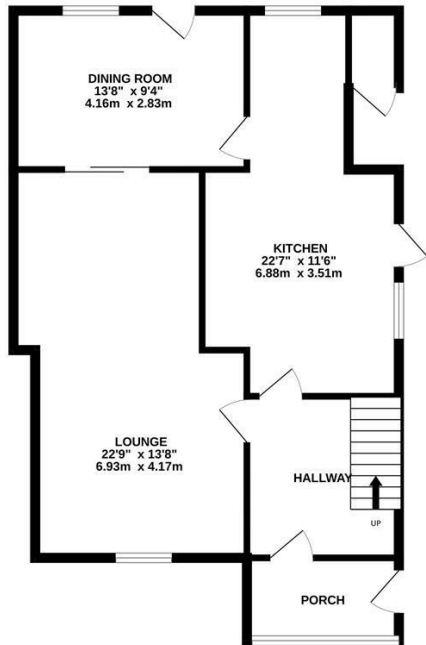


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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...



Large Lounge and Dining rooms



Kitchen (Extended)



Three Bedrooms - Master with Jack and Jill Bathroom Access



Bathroom with separate W.C.



Private Enclosed Rear Garden -



Double Detached Garage with Expansive Driveway



## WHAT'S GREAT?

Oscar James are delighted to market this impressive extended 3 bedroom semi - detached home, situated in a quiet residential and sought after area, to the North of Wellingborough.

Offering excellent potential - to add further value, this sizable 1362 sq.ft family home would benefit from some modernisation to transform the existing accommodation space into a spectacular family residence.

With the benefit of a wide frontage, incorporating a not only a sizable block paved driveway but also a fully detached double garage. This home is a rare find, with the two storey extension, adding a new dimension to the original property added to the rear aspect.

As you approach the residence, you have the convenience of off-road parking for multiple vehicles.

A part glazed entrance porchway gives access to the spacious hallway and ground floor

accommodation. The main reception features a large bay window lounge and original dining room and doors to a further reception extension room - beyond, while the extended kitchen offers a good space for potential breakfast/dining.

Upstairs you'll find three bedrooms, the master bedroom has huge proportions, in addition there is a family bathroom with Jack & Jill doors to the Master bedroom and landing and separate w.c.

The low maintenance private rear garden, is complete with a large patio area, which invites you to enjoy the outdoors for entertaining and relaxing.

To fully appreciate the property, please call Oscar James today, to book a viewing

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# SELLER'S SECRET

When my parents decided to extend their home, they decided to do two stories and not just the ground floor - as such this is a far bigger property than a usual semi-detached property!

The double garage is rare find - the driveway is really big so it sits well within the angled plot.

Oakway Academy primary school is an easy walk for your families too.



## Why we like it....

We like to market houses with great bones and the extension makes a huge difference to the original footprint floorplan. With some investment and modern thinking - this could be a home to dream of.

Imagine the transformation possibilities! Not forgetting the **DOUBLE DETACHED GARAGE!**

Call Oscar James today and arrange to view.

To buy or not to buy....

# OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |  
NN8 4HT  
01933 830300  
[www.oscar-james.com](http://www.oscar-james.com)

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