

36 High Street
Bozeat
Wellingborough
NN29 7NF

£650,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Nestled in the charming village of Bozeat, Wellingborough, this versatile detached family home offers an exceptional living experience. With four to five bedrooms and an extended layout spread over three floors, this property is perfect for families seeking space and comfort.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious entrance hall. The ground floor boasts three well-proportioned reception rooms, providing ample space for relaxation and entertainment. A convenient cloakroom and a well-equipped kitchen and separate utility room complete this level, ensuring functionality for everyday living.

Ascending to the first floor, you will find three generous double bedrooms, one of which features its own cloakroom. The principal bedroom benefits from an en-suite bathroom, while a family bathroom serves the remaining bedrooms,

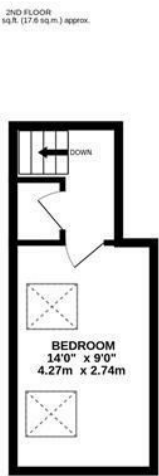
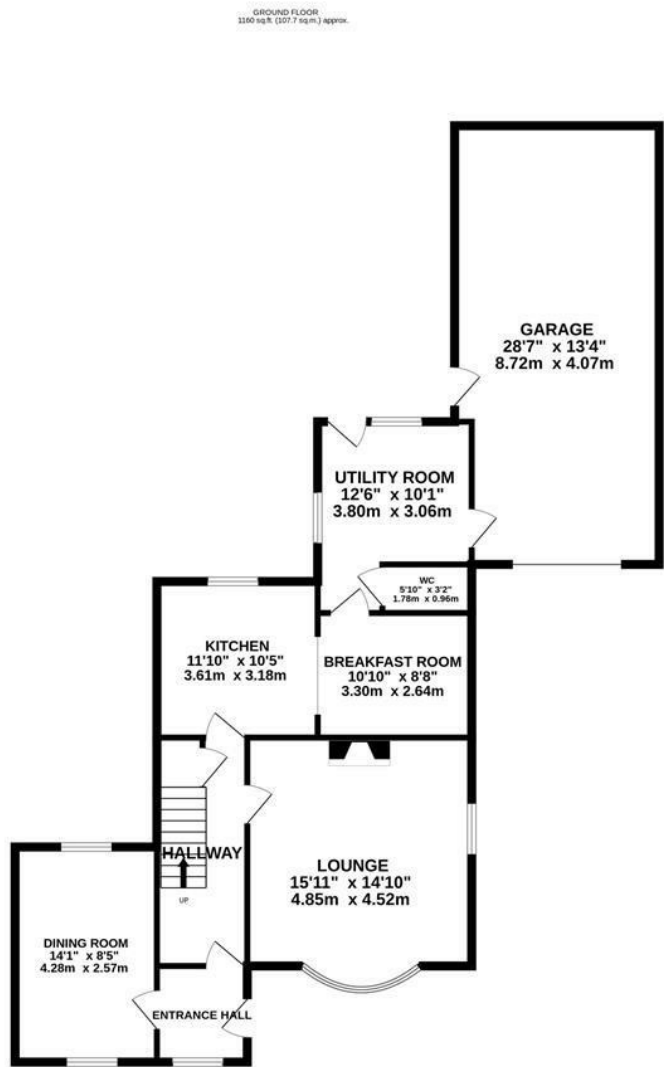
catering to the needs of a busy household. The top floor hosts a further fourth bedroom, ideal for guests or as a private study.

One of the standout features of this property is the abundance of off-road parking, complemented by a garage, making it easy to accommodate multiple vehicles. The large rear garden is a true gem, with separate access at the back offering a tranquil outdoor space that must be seen to be fully appreciated.

Situated in close proximity to local shops, pubs, and within a popular school catchment area, this home is perfectly positioned for convenience and community living. We highly recommend viewing this delightful property to fully appreciate its charm and potential.

...expect excellence

Floor Plan



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 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 Room



Kitchen & Utility Room



Four Bedrooms



Family Bathroom, En-suite & Two
Cloakrooms



Front & Large Separated Rear
Garden



Abundance of Off Road Parking &
Garage





SELLER'S SECRET

The versatility of our home means it has been able to evolve to meet the changing needs of our family over the 35 years we have lived here. When sitting in the rear portion of the garden with a glass of wine, it's like sitting in the middle of the countryside but in the heart of the village, with separate access to the rear of the property allows a variety of uses for that section of the garden.



Why we like it....

The owner has informed us this plot had originally two properties on it hence why it is double the width of its direct neighbours. With it's proximity to local amenities, public house and schools this property offers convenience and serenity.

OSCAR JAMES

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To buy or not to buy....
