



# THE ALDER

Cottestock Road, Oundle, PE8 5HA



Digby & Finch  
ESTATE AGENTS

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PE8 5HA

This very attractive home with a stunning bay window comes complete with four double bedrooms.

There is a large full width kitchen and family/dining room with superb bi-fold doors making it ideal for garden dining in the summer months.

With four great bedrooms, two ensuite bathrooms and large family bathroom this is an excellent large family home. This homes benefits from an integral garage, with additional 2 parking spaces, plus EV charging point.

## Key Features

- 10 year NHBC Buildmark warranty
- Electric vehicle charging point
- Integrated garage
- 2 allocated parking spaces
- Open plan kitchen with dining and family area
- Bi-fold doors leading to garden
- Separate living room with bay window
- Separate utility with external access
- Practical storage throughout
- En-suite to bedroom 1





## Finer Details

**Local Authority:** East Northamptonshire

County Council

**Council Tax Band:** TBC

**Tenure:** Freehold - for sale by private treaty.

**Possession:** Vacant upon completion

**Viewing:** Strictly by appointment through  
Digby and Finch

## Plans

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

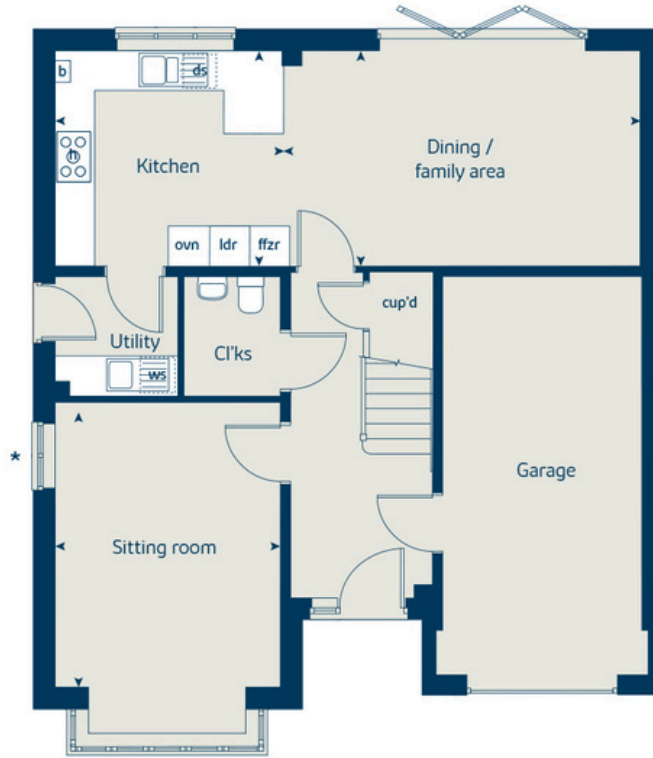
## Services

Mains water, drainage, gas and electricity are understood to be connected. The property has gas fired central heating. None of the services or appliances have been tested by the agent.

This home will have an Electric Car charging point.

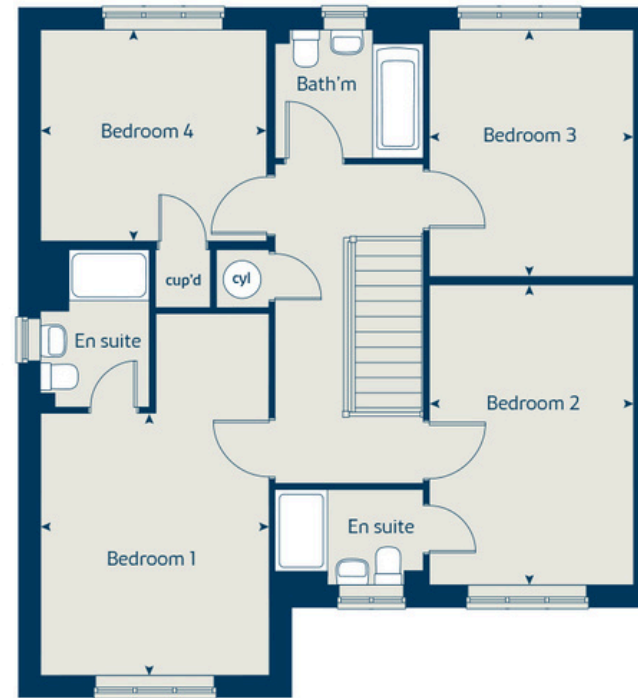


## Floorplan



**Ground Floor**

Kitchen - 3.53 x 3.24 11' 7" x 10' 8"  
 Dining / family area - 5.26 x 3.24 17' 3" x 10' 8"  
 Sitting room - 4.29 x 3.39 14' 1" x 11' 1"



**First Floor**

Bedroom 1 - 3.88 x 3.39 12' 9" x 11' 1"  
 Bedroom 2 - 4.35 x 3.03 14' 3" x 9' 11"  
 Bedroom 3 - 3.80 x 3.03 12' 5" x 9' 11"  
 Bedroom 4 - 3.36 x 3.13 11' 0" x 10' 3"

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