



THE BRIAR

Cottestock Road, Oundle, PE8 5HA



Digby & Finch
ESTATE AGENTS

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PE8 5HA

The Briar has a stunning open plan kitchen with dining area ideal for entertaining with useful utility room. A separate sitting room with bay window means there's plenty of space to enjoy some peace and quiet as well as a study ideal for working from home. Upstairs are four bedrooms and a bathroom, bedroom one has an en-suite.

Key Features

- 10 year NHBC Buildmark warranty
- Open plan kitchen and dining room
- Separate living room with bay window
- Bi-fold doors leading to garden
- Separate utility with external access
- En-suite to Bedroom 1
- Family sized bathroom
- Allocated parking
- Downstairs cloakroom





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 Electric Car charging points.

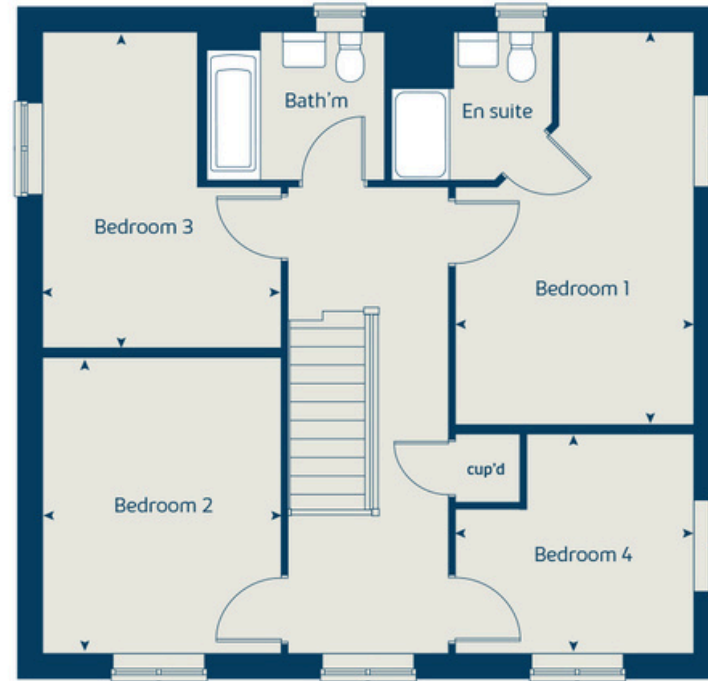


Floorplan



Ground Floor

Kitchen - 3.84 x 3.05 12' 7" x 10' 0"
 Dining area - 4.28 x 3.05 14' 0" x 10' 0"
 Sitting room - 5.76 x 3.07 18' 11" x 10' 1"
 Study - 3.07 x 2.20 10' 1" x 7' 3"



First Floor

Bedroom 1 - 5.12 x 3.11 16' 10" x 10' 3"
 Bedroom 2 - 3.87 x 3.11 12' 8" x 10' 2"
 Bedroom 3 - 4.12 x 2.02 13' 6" x 6' 7"
 Bedroom 4 - 3.11 x 2.87 10' 3" x 9' 5"

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