



THE BIRCH
Cottestock Road, Oundle, PE8 5HA

 Digby & Finch
ESTATE AGENTS

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PE8 5HA

A wonderful five bedroom detached home which benefits from several versatile living spaces, all having an abundance of natural light.

There is a large sitting room with bay window, separate dining room and impressive kitchen with Bosch integrated appliances and family/dining area, ideal for al fresco dining using the bi-fold doors.

Two double bedrooms, both with en-suite, and three additional bedrooms served by a large family bathroom finish off what is an excellent, high specification home.

This property includes a double garage and two parking spaces.





Key Features

- Ground floor study
- 10 year NHBC Buildmark warranty
- Separate living room with bay window
- Open plan kitchen with dining and family area
- Bi-fold doors leading to garden
- Downstairs cloakroom
- Separate utility with external access
- Flexible living space
- En-suite to bedroom 1
- En-suite to bedroom 2

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.

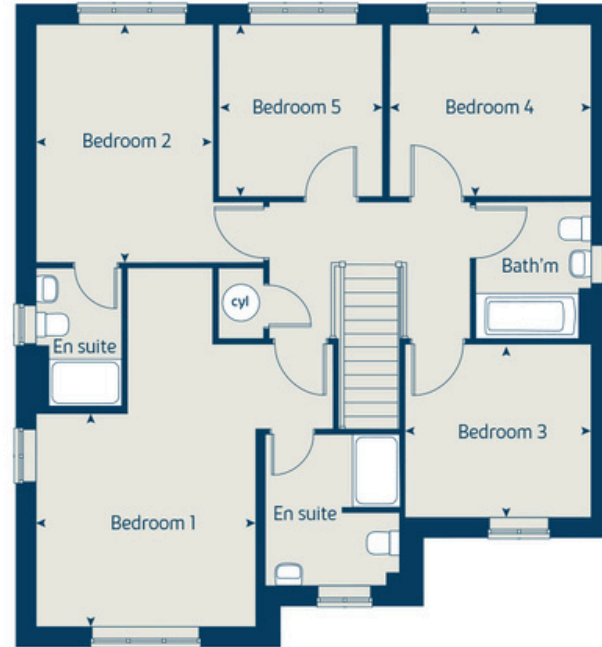


Floorplan



Ground Floor

Kitchen - 4.55 x 3.34 14' 11" x 10' 11"
 Family / dining area - 5.79 x 3.52 19' 0" x 11' 7"
 Sitting room - 4.30 x 3.61 14' 1" x 11' 10"
 Study - 3.42 x 3.00 11' 3" x 9' 10"



First Floor

Bedroom 1 - 3.61 x 3.51 11' 10" x 11' 6"
 Bedroom 2 - 3.92 x 2.91 12' 10" x 9' 7"
 Bedroom 3 - 3.06 x 2.75 10' 1" x 9' 0"
 Bedroom 4 - 3.31 x 2.83 10' 10" x 9' 3"
 Bedroom 5 - 2.83 x 2.69 9' 3" x 8' 10"



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