



**HENDERSON
CONNELLAN**
ESTATE AGENTS

6 Breck Close, Great Oakley, Northamptonshire, NN18 8JR

£450,000

🛏️ 4 🚿 2 🚪 2



This detached house is well located within Great Oakley and occupies a generous sized plot which offers a double garage, parking and a wrap around rear garden which comes with a hot tub. The property benefits from replacement in frame uPVC double glazed windows and also offers an upgraded interior. The accommodation comprises entrance hall, guest WC, living room with wood burner, snug, stylish kitchen/diner and a utility room. Upstairs there is a smart family bathroom and four bedrooms with the main bedroom offering a luxury boutique shower room en suite. The property also has planning permission granted for a rear ground floor and side first floor extension. The accommodation is well presented and comprises entrance hall with stairs rising to the first floor landing. There is a guest WC off from the hall. The living room is rear facing and features a solid oak floor and there is a wood burning stove which is set on a granite hearth. There is a second reception room which is currently set up as snug. The kitchen/diner is fitted with a smart range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap. There is a floor standing range cooker and a ceramic tiled floor. The utility room allows access to the rear garden and one of the garages, which is currently being used as a gym. There is a ceramic tiled floor, plumbing for a washing machine and a wall mounted gas boiler. From the first floor landing there is a stylish family bathroom which has been refitted to include a side panel bath with shower and screen. There is a semi pedestal WC and a plinth with wash hand basin. There are four bedrooms, the main bedroom benefits from fitted wardrobes and a feature reed glazed wall to the en suite. The en suite has also been refitted and includes a large walk in shower enclosure, semi pedestal wash hand basin and there are two wash hand basins set upon floating vanity storage units with gold tap fittings and ceramic tiled floor and wall surrounds. Planning permission has been granted for a ground floor extension to the rear which would create a lovely large kitchen/family room and also for a first floor extension. Planning references NC/22/00123/DPA NC/22/00358/DPA. The property benefits from in frame uPVC double glazed windows which are anthracite in colour. Outside the property is a driveway which provides parking and access to the double garage. There is gated pedestrian access to the rear garden which is fully enclosed and is mainly laid to lawn with three separate paved patio areas. To the side of the property there is a covered hot tub and sauna.

Kitchen/Diner - 5.56m x 3.05m (18'3" x 10'0")

Utility Room - 2.54m x 1.96m (8'4" x 6'5")

Living Room - 3.4m x 5.03m (11'2" x 16'6")

Snug - 3.4m x 3.23m (11'2" x 10'7")

Garage - 4.57m x 2.74m (15'0" x 9'0")

Garage - 4.57m x 2.54m (15'0" x 8'4")

Bedroom 1 - 3.96m x 2.97m (13'0" x 9'9")

En suite Shower room - 2.97m x 1.55m (9'9" x 5'1")

Bedroom 2 - 3.84m x 2.59m (12'7" x 8'6")

Bedroom 3 - 3.35m x 2.67m (11'0" x 8'9")

Bedroom 4 - 3.51m x 2.16m (11'6" x 7'1") (max)

Bathroom - 2.13m x 1.96m (7'0" x 6'5")





- Detached House
- Double Garage
- Generous Plot Size
- Anthracite In Frame Windows
- Refitted Bathroom and En Suite
- Kitchen/Diner
- Hot Tub
- Wood Burning Stove
- Smart Interior
- Planning Permission to Extend



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

