3 Theobald Close
Barton Seagrave
NN15 6FP

£325,000 (offers over)

OSCAR JAMES

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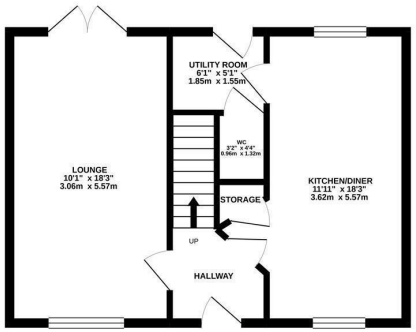
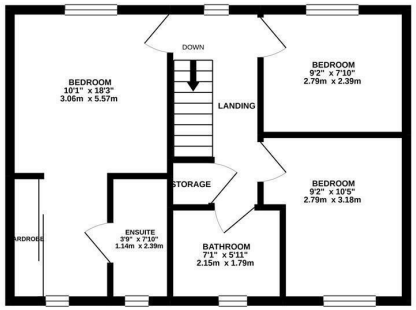
# FLOOR PLANS

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.




1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.




TOTAL FLOOR AREA : 909 sq.ft. (84.4 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...

- Spacious lounge is flooded with natural light
- Kitchen/diner with stone worktops and integrated appliances
- 3 generous size bedrooms
- Family bathroom, Ensuite & W/C
- Landscaped, south-facing rear garden
- Off-road parking and garage

# WHAT'S GREAT?

This impressive three-bedroom detached home is situated within the highly sought-after Cranford Chase development at Hanwood Park, Barton Seagrave, and is presented to the market in truly immaculate condition. Offering a superb combination of modern living, generous proportions and high-quality upgrades, this is a home that is ready to move straight into.

Upon entering, you are welcomed into a bright and spacious entrance hall, providing access to the principal living areas and stairs rising to the first floor.

The spacious lounge is flooded with natural light, creating a warm and inviting space to relax and unwind. The room benefits from patio doors opening directly onto the rear garden.

The impressive open-plan kitchen/diner has been thoughtfully upgraded with stylish stone worktops and integrated appliances, offering both a high level of functionality and a contemporary finish. The dining area provides ample space for a family dining table and is ideal for entertaining. A separate utility room and downstairs W/C complete the ground floor accommodation.

Upstairs, the property offers three generous bedrooms, with the principal bedroom being particularly impressive. The master bedroom benefits from built-in wardrobes and a stylish en-suite shower room. The remaining bedrooms are well proportioned and are served by a beautifully presented family bathroom.

Externally, the south-facing rear garden has been landscaped to create a generous and attractive outdoor space, ideal for both relaxing and entertaining. There is an extended paved patio area with a wooden pergola, providing the perfect setting for outdoor dining and enjoying the sunshine.

To the front, there is off-road parking for multiple vehicles, together with a detached single garage, providing valuable additional storage and parking.

Overall, this is an exceptional modern family home which combines a superb location with generous accommodation, quality upgrades and an immaculate presentation throughout

...expect excellence

# SELLER'S SECRET

We love how bright and spacious the house feels, especially the kitchen/diner and the beautiful south-facing garden. It's a wonderful home for relaxing and entertaining, and the location has been perfect for us

## Why we like it....

We love the immaculate presentation, generous accommodation and fantastic landscaped garden. The upgraded kitchen and excellent parking make this a particularly appealing family home

## To buy or not to buy....

OSCAR JAMES

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