30 Pytchley Road
Orlingbury
NN14 1JQ

£800,000

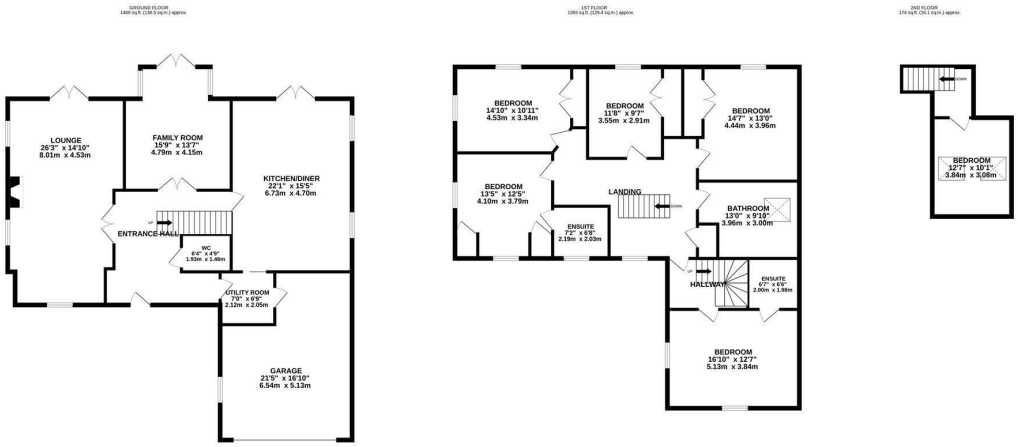




OSCAR JAMES

...expect excellence

FLOOR PLANS



TOTAL FLOOR AREA : 3036 sq.ft. (282.0 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...

- Large lounge spanning the length of the property with double doors opening onto the private garden
- Beautiful open-plan kitchen/dining room with stone worktops, central island, range-style cooker and space for large dining table
- Five double bedrooms on the first floor. Spacious master suite with stairs leading to a versatile additional room
- Ensuite bathrooms to master and second bedroom, 4 piece family bathroom & downstairs W/C
- Landscaped rear garden with patio areas and lawn, stunning rolling countryside and field views to the
- Integral double garage and ample off road parking for multiple vehicles



WHAT'S GREAT?

Situated in the highly sought-after village of Orlingbury, this impressive six-bedroom detached family home enjoys stunning rolling countryside views, generous living space and beautifully landscaped gardens.

Upon arrival, the property offers ample off-road parking for multiple vehicles along with an integrated double garage.

The home welcomes you through a spacious and inviting entrance hall which provides access to the principal ground floor rooms. The large lounge stretches the length of the property, creating a bright and versatile living space, complete with double doors opening onto the private rear garden. A second reception room, currently used as a large snug, offers additional flexible living space.

The heart of the home is the exceptional kitchen/dining room. It features stone worktops, a central stone island with storage, an integrated fridge freezer and a freestanding range-style cooker. There is ample room for a large dining table and double doors open directly onto the garden. The kitchen also provides access to a useful utility room, which in turn offers internal access to the double garage.

Upstairs, the property continues to impress with five generous double bedrooms, three of which benefit from built-in storage. Bedroom two features its own en-suite shower room, while the remaining bedrooms are served by a beautiful four-piece family bathroom.

The master suite is particularly impressive, offering a spacious bedroom with en-suite facilities and stairs leading to an additional versatile room. Currently used as a home office, this space could equally serve as a sixth bedroom, dressing room or nursery.

Outside, the beautifully landscaped rear garden enjoys a high degree of privacy and picturesque field views. The garden features slabbed patio seating areas, well-maintained borders, and a large lawned area, creating a wonderful space for outdoor dining, entertaining, and family enjoyment.



SELLER'S SECRET

We have truly loved living here and raising our young family. Watching the cows in the field behind has been a daily joy, and the peaceful village setting has given us the perfect balance of countryside living and community. We've loved being able to walk to the local pub for a meal or pop to the coffee shop for a morning coffee. It's a wonderful place to call home, and we hope the next owners will enjoy making as many happy memories here as we have.





Why we like it....

A fantastic opportunity to acquire a spacious and beautifully presented six-bedroom detached family home in the highly desirable village of Orlingbury. Offering generous living accommodation, stunning countryside views, a superb kitchen/dining space and a beautifully landscaped garden, this property perfectly combines village charm with modern family living.

OSCAR JAMES

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To buy or not to buy....