

4 Rook Close  
Barton Seagrave  
NN15 6FH

£415,000



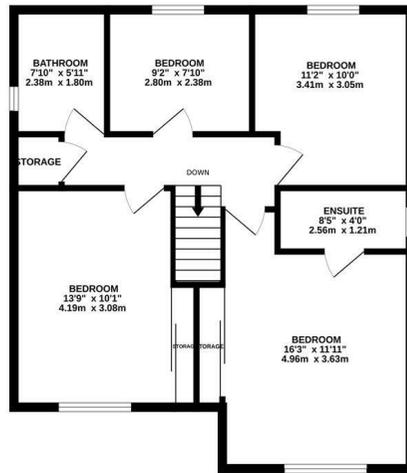
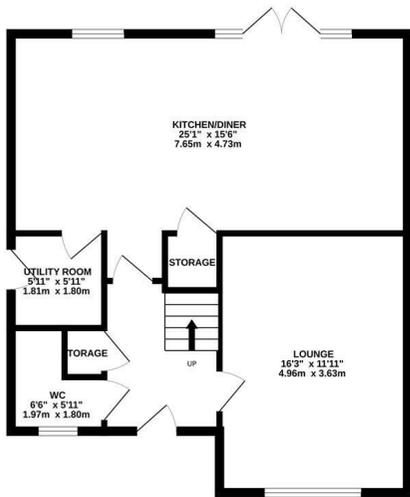
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 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



Open Planned  
Kitchen/Diner/Family Room



4 Bedrooms, 3 Doubles and 1  
Single



Family Bathroom, Ensuite and  
W/C



Garden with High Degree of  
Privacy



Off-Road Parking and Garage



## WHAT'S GREAT?

Welcome to this stunning 4-bedroom detached property, nestled in the prestigious Castle Fields development 'Redrow' in the sought-after Barton Seagrave area. With its own private driveway, off-road parking and a single garage.

Step inside to discover the spacious lounge, perfect for relaxation or hosting. The heart of the home lies in the expansive kitchen diner family room, featuring integrated appliances, ample space for a dining room table and a cozy sofa area. French doors seamlessly connect the indoors with the outdoors, inviting natural light to flood the space and providing easy access to the garden.

Downstairs accommodation also boasts a utility room with space for white goods plus downstairs W/C, adding practicality to everyday living.

Upstairs, four inviting bedrooms await, including three generous doubles and a charming single. The master bedroom impresses with built-in wardrobes, offering ample storage

space, and an ensuite for added luxury. Additionally, a well-appointed family bathroom caters to the needs of the household.

Outside, the garden offers a tranquil retreat, mostly laid to lawn, with a patio area ideal for alfresco dining and entertaining.

This property presents a rare opportunity to embrace luxurious living in the esteemed Castle Fields development. Don't miss your chance to make this house your home. Schedule a viewing today by calling us at Oscar James.

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# SELLER'S SECRET

This has been a great family home for us. We love spending our time in our kitchen family room together, it's great for entertaining too!



*Why we like it....*

A well presented home in a sought after location! Be quick or you'll miss out!

## OSCAR JAMES

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*To buy or not to buy....*

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