



9 Otter Close, Brackley NN13 6QY

Guide Price £500,000

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



Bedrooms: 4

Bathrooms: 2

Receptions: 2

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Situated on the highly sought-after Radstone Fields development in Brackley is this beautifully presented four double bedroom detached family home with an amazing kitchen-diner-family room and a playroom, enjoying an open aspect to the front and offering spacious and versatile accommodation throughout. The property is ideally positioned within easy walking distance of local schools, shops, cafés, and parks, making it a fantastic family home.

The heart of the property is the impressive open plan kitchen/diner/family room, which has been fitted with an excellent range of matching base and wall units, integrated appliances, and ample space for a large dining table, creating a wonderful sociable space for both everyday family life and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between indoor and outdoor living.

The lounge is positioned to the front of the property and provides a lovely separate reception space, whilst the playroom offers excellent flexibility and could also be used as a home office or snug. The utility/cloakroom completes the ground floor accommodation.

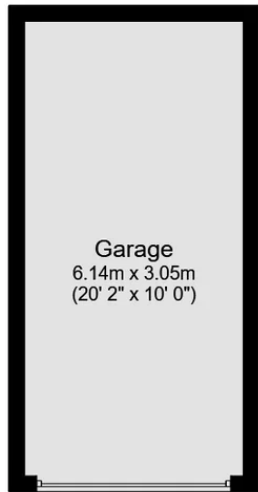
Upstairs, the spacious master bedroom benefits from fitted wardrobes, a vanity area, and a beautifully presented ensuite shower room. There are three further double bedrooms and a modern family bathroom fitted with a white three-piece suite with shower over the bath and contrasting tiled splashbacks.

Outside, the private rear garden has been beautifully maintained and is mainly laid to lawn with two generous paved patio seating areas, ideal for outdoor entertaining. There is gated side access leading to the driveway parking for two large vehicles and the garage.

Freehold. EPC band B. Council tax band E. Mains gas, electricity, water, and drainage. Mains gas to radiator central heating. Single garage and driveway parking for two large vehicles. Standard construction. Ultrafast broadband (1,800 Mbps) available. Good mobile phone coverage (O2). No restrictions. Very low risk of flooding.

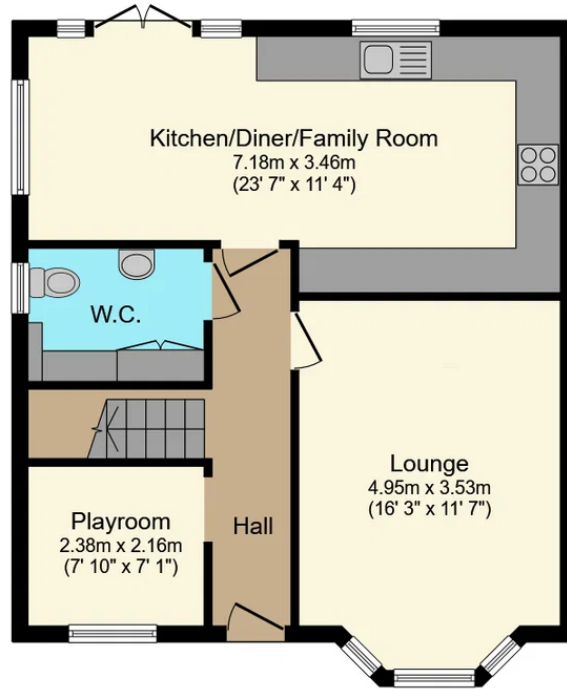






Garage
6.14m x 3.05m
(20' 2" x 10' 0")

Garage



Kitchen/Diner/Family Room
7.18m x 3.46m
(23' 7" x 11' 4")

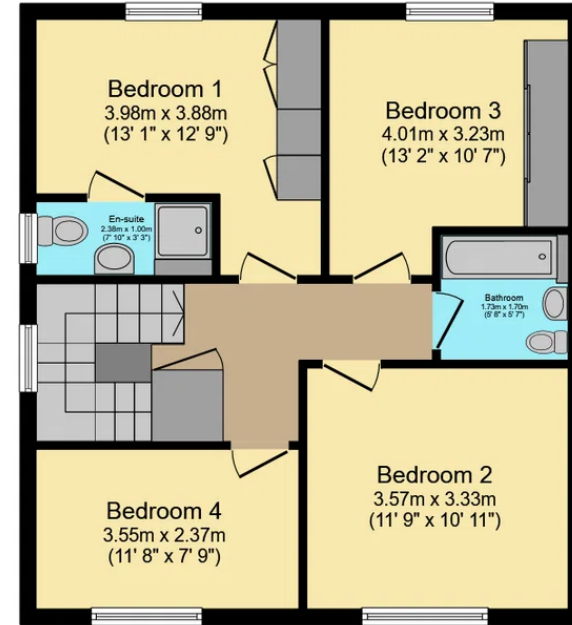
W.C.

Playroom
2.38m x 2.16m
(7' 10" x 7' 1")

Hall

Lounge
4.95m x 3.53m
(16' 3" x 11' 7")

Ground Floor



Bedroom 1
3.98m x 3.88m
(13' 1" x 12' 9")

Bedroom 3
4.01m x 3.23m
(13' 2" x 10' 7")

Bedroom 4
3.55m x 2.37m
(11' 8" x 7' 9")

Bedroom 2
3.57m x 3.33m
(11' 9" x 10' 11")

En-suite
2.38m x 1.00m
(7' 10" x 3' 3")

Bathroom
1.73m x 1.70m
(5' 8" x 5' 7")

First Floor

Total floor area: 133.5 sq.m. (1,437 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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