



98 High Street, Potterspurty

OIEO £490,000

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## 98 High Street, Potterspurpy

A spacious and well-presented four-bedroom detached family home located in the heart of this sought-after village. This versatile property includes three double bedrooms, with an en-suite shower room to the master, a family bathroom, and a convenient ground-floor cloakroom.

The ground floor features a generous lounge, a modern open-plan kitchen/diner, and an additional reception area perfect as a playroom or home office. Outside, the property offers parking to both the front and rear, a garage, and an enclosed rear garden.

Located on Potterspurpy historic High Street, the property is a short stroll from local amenities, including a well-regarded primary school, village shop, pub and scenic country walks.

Perfectly positioned for family living, with excellent road links to Milton Keynes, Towcester, Buckingham, and Northampton, village amenities close by, and beautiful countryside walks nearby.

### Key Features :-

- Detached Family Home
- Village Location
- Four Bedrooms
- Ensuite To Master
- Cloakroom
- Refitted Kitchen
- Kitchen Dining Room Space
- Lounge
- Additional Reception Area /Sung
- Single Garage
- Front & Rear Parking For Multiple Vehicles

For all enquiries, please quote property reference NL1208.





## Entrance Hall

Upon entering through the front door, you are welcomed into a spacious entrance hall featuring stylish tiled flooring at the entryway. To the left, a shelved cupboard provides ideal storage for shoes and everyday essentials. A wall-mounted radiator with an attractive radiator cover adds both warmth and a touch of style. Beyond this area, the hall transitions to a carpeted floor and offers access to the downstairs cloakroom, the snug/living area, and the kitchen. A useful understairs cupboard provides additional storage, while the staircase, with its appealing split-turn design, rises to the first floor.

## Cloakroom

Conveniently located off the entrance hall, the downstairs cloakroom is fitted with a low-level WC and a wash hand basin. The room is finished with hard flooring, offering both practicality and ease of maintenance.



## Kitchen

3.71m x 2.49m (12'2" x 8'2")

The kitchen has been stylishly refitted to a high standard and is thoughtfully designed in an L-shape that opens seamlessly into the dining area, creating a natural flow between the two spaces. It features sleek quartz work surfaces and a range of high and low-level units, providing ample storage throughout. Integrated appliances include double Bosch ovens, a four-ring gas hob with an overhead induction fan, an AEG integrated dishwasher, and a washing machine.



## Kitchen (continued)

3.71m x 2.49m (12'2" x 8'2")

There is also designated space for an American-style fridge freezer. The sink is positioned beneath a front-facing window, with an additional window to the side allowing for plenty of natural light. Contemporary floor-level lighting within the kick panels adds a modern touch, and the entire space is finished with durable and attractive Karndean flooring.

## Kitchen / Dining Room

4.34m x 2.87m (14'3" x 9'5")

Flowing directly from the kitchen, the dining room continues the cohesive design with a range of fitted cupboards matching the kitchen units, providing additional storage and a stylish, unified look. A tall wall-mounted radiator adds a contemporary touch while ensuring comfort. Natural light enters through a front-facing window, and sliding doors lead into the snug/ open-plan living room, enhancing the sense of space and connectivity throughout the ground floor.



## Sung / Additional Living Space

3.28m x 1.85m (10'9" x 6'1")

This versatile space can be accessed either directly from the entrance hall or through sliding doors from the dining room, offering flexible use and excellent flow throughout the ground floor. Open to the main living room, this area serves well as an extension of the living space but can also be easily adapted to suit individual needs, ideal as a home office work space, play area, or chill-out zone. Its flexible layout makes it a valuable addition to the home, whether kept open-plan or sectioned off for more privacy. A tall wall-mounted radiator provides both warmth and a modern aesthetic.



## Living Room

6.35m x 3.38m (20'10" x 11'1")

Flowing openly from the snug area, the living room is a bright and welcoming space, enhanced by two tall wall-mounted radiators that provide both efficient heating and a contemporary look. A rear-facing window and patio doors leading out to the garden allow for plenty of natural light and seamless indoor-outdoor living. The standout feature of the room is the charming wood or coal-burning stove, creating a cosy focal point and a warm atmosphere perfect for relaxing or entertaining year-round.

## First Floor Landing

The staircase rises with a graceful split-turn design to the first floor, where a long side window floods the landing with natural light, creating a bright and airy atmosphere. The landing provides access to all bedrooms and bathrooms, featuring a radiator for comfort and an airing cupboard for convenient storage.





## Master Bedroom

4.42m x 2.92m (14'6" x 9'7")

Located at the rear of the house, the master bedroom features a large window overlooking the garden, with a radiator positioned beneath to ensure comfort. The room benefits from fitted wardrobes with sliding mirrored doors, offering ample storage and a sleek, modern look. It also includes one of two loft access points. Completing the suite is a private en-suite shower room, providing convenience and privacy.

## Ensuite To Master

2.82m x 2.36m (9'3" x 7'9")

The master en-suite has been refitted to a modern shower room, featuring a rear-facing window that fills the space with natural light. It includes an extractor fan for ventilation, a low-level WC, and a sink set within vanity storage for added practicality. The centre piece is a sleek shower cubicle equipped with a rainfall showerhead, combining style and functionality.



## Bedroom Two

3.2m x 3.1m (10'6" x 10'2")

This double bedroom is front-facing, with a window overlooking the front of the house and a radiator positioned beneath. The room offers ample space for free-standing furniture, providing flexibility in layout. Additionally, it includes the second loft access point, making storage easily accessible.

## Bedroom Three

3.02m x 3.02m (9'11" x 9'11")

Another double room, Bedroom Three features a window to the side of the property that allows natural light to fill the space. A wall-mounted radiator ensures comfort throughout the year, making this room both bright and cosy.



## Bedroom Four

3.56m x 1.7m (11'8" x 5'7")

A comfortable single room with a window to the side of the property, Bedroom Four features a wall-mounted radiator for heating. It also benefits from built-in cupboard and wardrobe space, offering convenient storage without compromising on floor area.

## Family Bathroom

2.77m x 1.75m (9'1" x 5'9")

The family bathroom has been thoughtfully refitted with a sleek white suite, featuring a modern freestanding bath equipped with a mixer tap and shower hose for added versatility. It also includes a low-level WC and a wash hand basin set within vanity storage for a clean, contemporary look. A side-facing window provides natural light, complemented by an extractor fan to maintain fresh air.

## Rear Garden

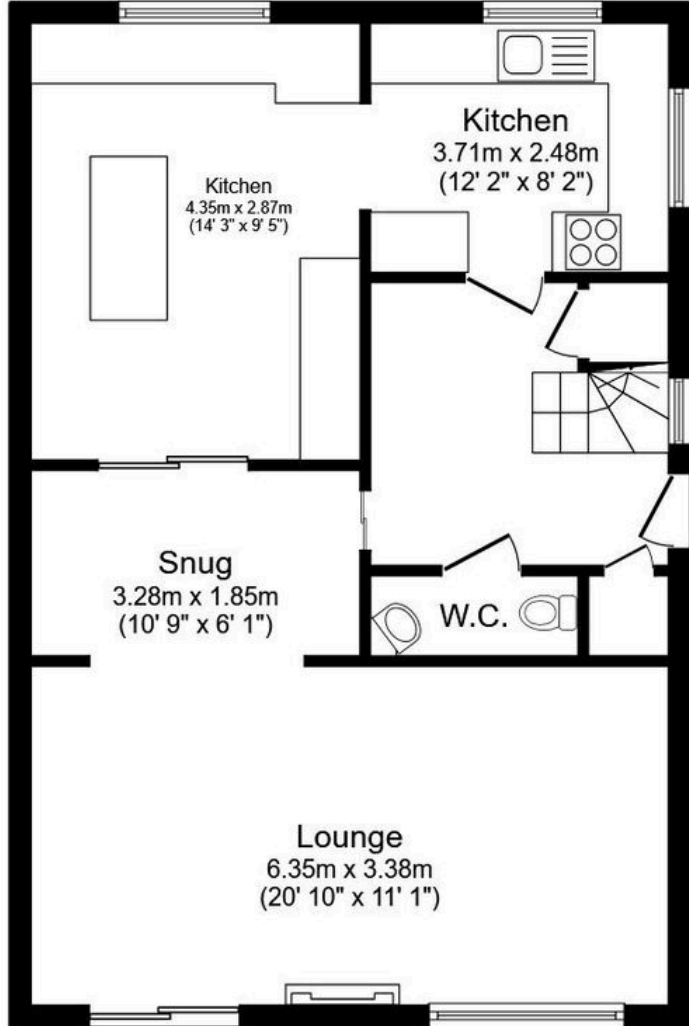
Accessible through the patio doors from the living area, the rear garden offers a seamless extension of the indoor living space.

Additional access points include a side gate from the driveway near the front door and a rear gate with parking space. A decked area runs along the back and side of the house, thoughtfully arranged to create an ideal BBQ and entertaining space, complete with outdoor plug points and lighting for added convenience. The garage can be reached via a door from the garden, providing convenient storage and parking. Towards the rear of the garden, there is a paved patio area perfect for outdoor seating, alongside a well-maintained lawn that adds a refreshing green space.

## Front Garden

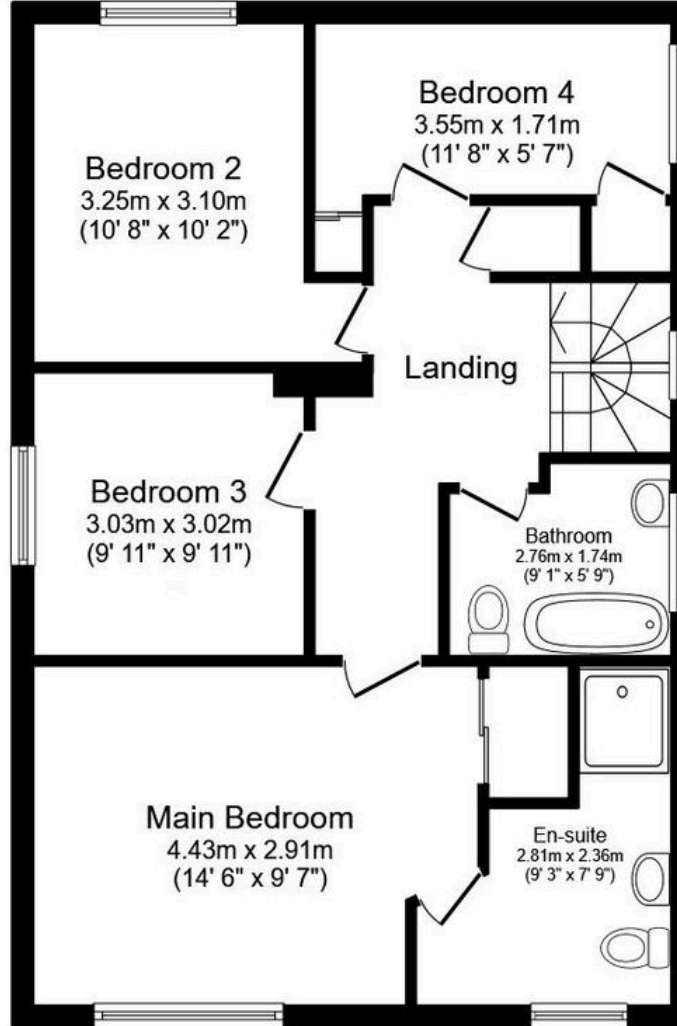
The front garden has been thoughtfully redesigned, with council permission obtained for a dropped kerb to create additional parking spaces. The area is gravelled, providing ample room to accommodate multiple vehicles comfortably. There are also convenient power points and an electric car charging point, catering to modern needs. Attractive shrub borders run along the front of the house, adding a touch of greenery and enhancing the property's curb appeal.





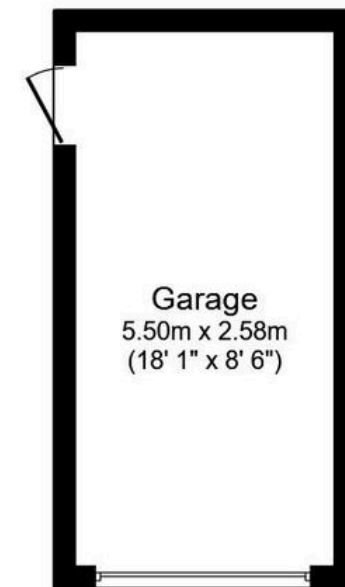
### Ground Floor

Floor area 62.1 sq.m. (668 sq.ft.)



### First Floor

Floor area 62.1 sq.m. (668 sq.ft.)



### Garage

Floor area 13.8 sq.m. (148 sq.ft.)

Total floor area: 137.9 sq.m. (1,485 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