

61 Lake Drive  
Weldon  
NN17 3FE

£735,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

~Rarely Available Specification~ Benefitting from a TRIPLE size garage, with first floor conversion, which adds a high degree of versatility to an already incredibly flexible floorplan. Set within the exclusive Lake Drive development, built by the highly regarded Francis Jackson Homes. This high-quality, spacious family home simply must be viewed to be fully appreciated.

Sitting on a sizeable plot, the outdoor space has been thoughtfully re-designed by the current owners. Enjoying sunlight throughout the day, the gardens feature multiple areas, including a lawn, a choice of patio's, hot tub with pergola and plentiful outdoor entertaining space.

The ever-popular and rarely available 'H' shape design property offers a well laid out floorplan and space in abundance all throughout.

This high-specification finish to this home blends space & style seamlessly. The hub of the home is a stunning open-plan kitchen, dining, and living area, which is a fantastic space for

families to enjoy. With integrated Neff appliances, plentiful cupboard space and the added benefit of a separate utility room too.

The ground floor also hosts a generous living room, which is a room full of natural light, and comes complete with French doors leading to the rear garden patio, finished with a centre-piece multi-fuel burner.

There is another additional reception room on the ground floor — currently utilised as a home office/snug, as well as a WC too.

Upstairs, there are four impressively sized double bedrooms, with two benefiting from ensuite facilities & plus a modern family bathroom too complete with both a bathtub and separate shower. The master bedroom also boasts a walk-in dressing room which is a great feature too.

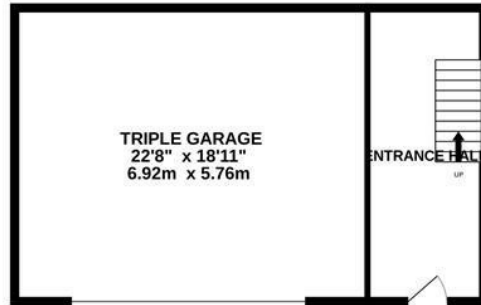
The triple garage has ample space for cars, and has a converted 1st floor space- useful for multiple purposes. There is a great level of off-road parking on the driveway too.

This is a rare opportunity to own a truly special home, for further details- get in touch!

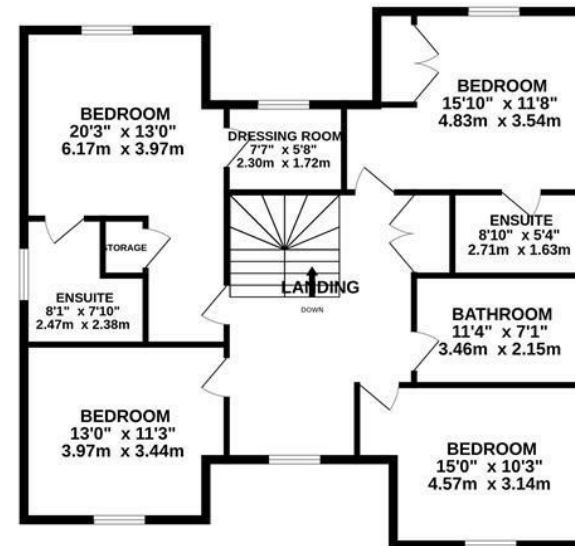
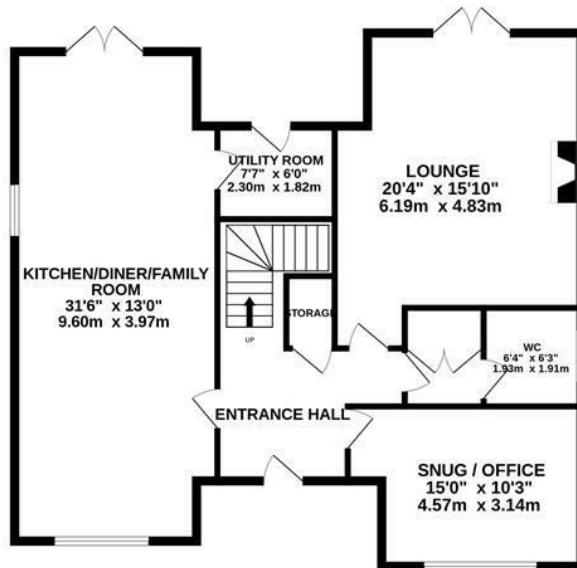
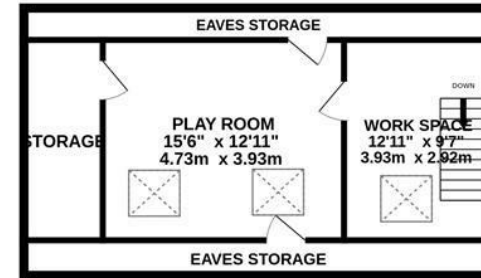
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# Floor Plan

GROUND FLOOR  
1649 sq.ft. (153.2 sq.m.) approx.



1ST FLOOR  
1604 sq.ft. (149.0 sq.m.) approx.



TOTAL FLOOR AREA : 3253 sq.ft. (302.2 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...



Sizeable living room with access on to the rear garden patio, complete with log burner



Beautifully finished kitchen/diner/family room is the hub of this home



Four well proportioned bedrooms, two of which with ensuite facilities



Plentiful options with multiple well designed and stylish finished bathrooms



Re-designed garden offers a fantastic place for outdoors entertaining, on a great size plot



Ample parking provided on the driveway, plus the detached triple garage





# SELLER'S SECRET

It's been a great home for us and would fit a family very well, given the size of the rooms throughout. The garage conversion has helped make the floorplan more versatile, especially if somebody needs a home office which is external from the main house.



## Why we like it....

This incredible home certainly has "WOW Factor", and offers the rarely found 'H' shape design built by Francis Jackson, which is always popular due to the floorplan allowing for well placed and spacious rooms throughout.

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

# OSCAR JAMES

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