

4 Ambleside Close
Northampton
NN3 6PE

Offers in the region of £390,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to present to the market this three/four bedroom detached home situated on a corner plot of a cul de sac in the popular location of Boothville. This home offers so much potential with versatile space on offer inside and out!

Upon entering the spacious hall gives access to all ground floor accommodation. The lounge is bright and airy with French doors overlooking the beautiful rear garden. The Kitchen, dining room plus utility room all run along the rear of the property and in our opinion could be knocked through to create a modern open plan, hub of the home! There is also additional outside space adjacent to these rooms also giving options to potentially extend (subject to relevant planning permissions). To conclude the ground floor you also have a refitted downstairs cloakroom and a study which has been previously utilised as a fourth bedroom.

To the first floor you will find three double bedrooms, storage cupboards and the refitted family bathroom comprising a three piece suite.

Externally the stunning gardens are well established with an array of flower, shrubs and bushes creating a secluded oasis. In addition its mostly laid to lawn with a large patio giving

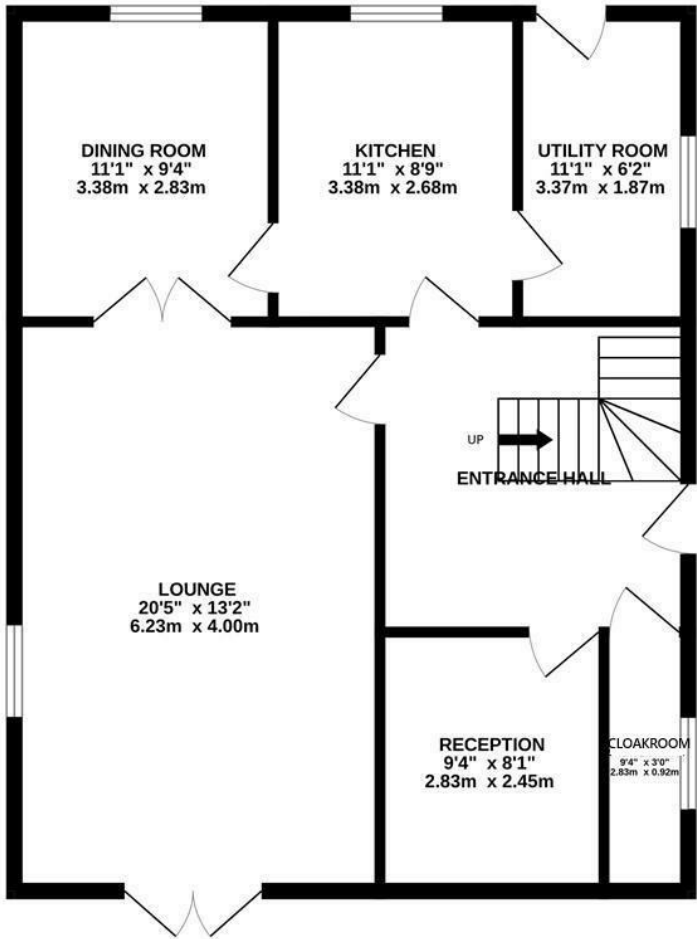
a great seating area. The generous frontage follows suit being well manicured and set back giving privacy. There is a driveway providing off road parking and a garage.

Boasting not only great road links but also excellent schools as well as being situated within close proximity to Weston Favell Shopping Centre. The perfect family location!

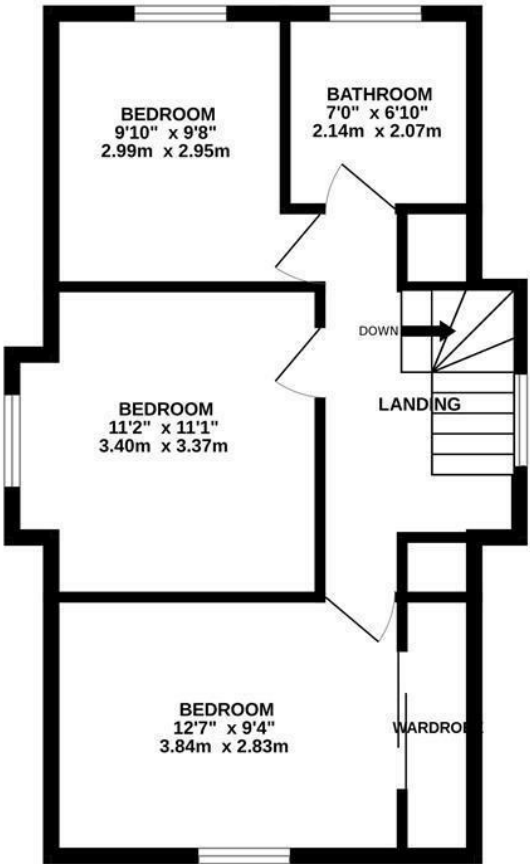
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Floor Plan

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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...



Spacious living throughout



Fitted kitchen with utility



Three/four bedrooms



Refitted bathroom & downstairs cloakroom



Beautifully landscaped gardens surrounding the property



Off road parking & Garage





SELLER'S SECRET

This home has been within our family for many years and hold lots of happy memories. Its in such a nice spot within the cul de sac and the garden is so private!



Why we like it....

Versatile space throughout we know this home has so much potential if you are looking to put your own stamp onto it. The plot is a generous size and tucked away within the corner of the cul de sac. There are great road links close by as well as Weston Favell Shopping Centre.

OSCAR JAMES

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To buy or not to buy....
