

31 Barker Road
Earls Barton
Northamptonshire
NN6 0PA

£380,000

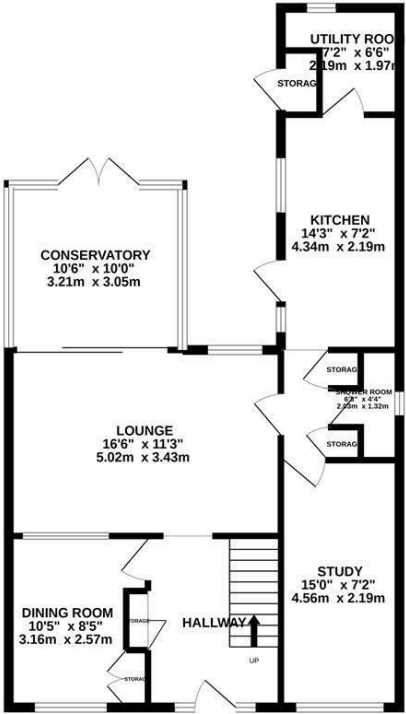


OSCAR JAMES

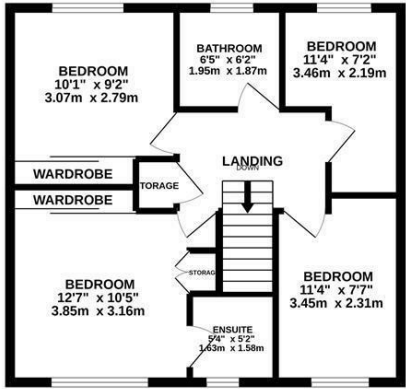
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FLOOR PLANS

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (120.9 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...



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WHAT'S GREAT?

An exciting opportunity to purchase an immaculately presented four bedroom detached property in the desirable village of Earls Barton. The property is located in a quiet cul-de-sac and is within walking distance to local shops, village pubs, brand new skate park and Primary School. The current vendors have extended the property creating a fantastic family home and must be seen to be appreciated!

As you enter the property you are greeted by a light and spacious hall with access to dining room, family lounge & conservatory over-looking the rear garden. Additionally from the lounge you have further access to the study which could be perfectly used as a fifth double bedroom, as there is a newly fitted shower room adjacent. You will also find a modern fitted kitchen boasting granite work surfaces & access to a convenient utility room. This family home offers plenty of storage cupboards and space for the whole family.

On the first floor of the property you will find three double bedrooms and one single, all in immaculate condition a newly fitted family bathroom and newly fitted en-suite to the master.

Externally to this wonderful home you will find a tiered private, rear garden with multiple patio areas and raised decking, perfect for entertaining! To the front of the property you will find a large drive with off-road parking for three cars.

This property also benefits from a gas-combi boiler, uPVC double glazing and boarded loft.

Please call sole selling agents Oscar James Northampton to arrange your viewing.

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SELLER'S SECRET

We have really enjoyed living in Earls Barton! We regularly go for walks around the village, the local shops and amenities are great!

We have fantastic neighbours and love spending time in the garden with family and friends! We hope the next people enjoy living here as much as we have.



Why we like it....

This property has been extremely well looked after by the current vendors. The extension has created a perfect space for growing families and entertaining!

We don't expect this property to be on the market for long, please call to arrange your viewing to avoid disappointment.

To buy or not to buy....

OSCAR JAMES

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