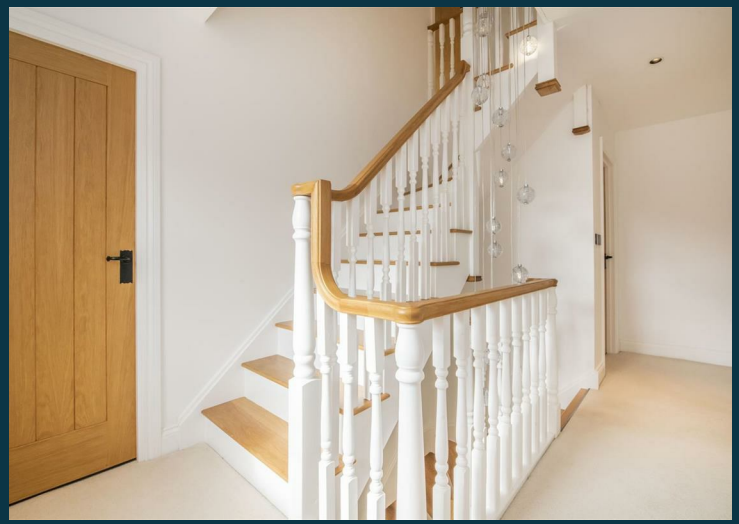
18 The Rookery
Grange Park
Northampton
NN4 5FY

£675,000

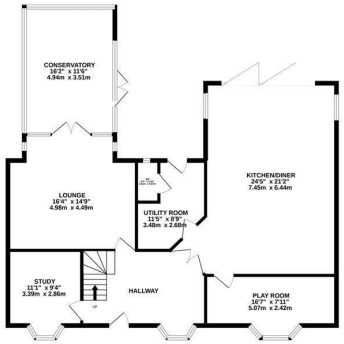


OSCAR JAMES

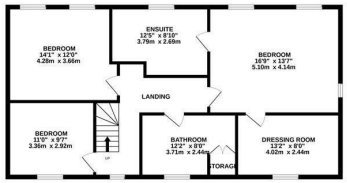
...expect excellence

FLOOR PLANS

GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



1ST FLOOR
912 sq.ft. (84.8 sq.m.) approx.



2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

TOTAL FLOOR AREA : 2657 sq.ft. (246.9 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.
Made with Metropix ©2022

AT A GLANCE...

custom text 1

custom text 2

custom text 3

custom text 4

custom text 5

custom text 6

WHAT'S GREAT?

An outstanding, exclusive five-bedroom detached family home in the sought-after location of Grange Park, Northampton. This home has been extended & renovated in from top to bottom by the current vendors.

This property has been fully re-wired and boasts impressive, modern Smart Home technology. Featuring; Built in Sonos ceiling speakers, electric blinds, automated front door, alarm system and additional Smart Home wiring for external speakers and electric gates.

There has been no expense spared with the quality of design and craftsmanship in this superior home with bespoke handmade doors, staircase & kitchen. Additionally, underfloor heating to all floors & rooms!

To the ground floor you enter into a large entrance hall with Porcelain tiled flooring leading its way throughout the downstairs. You will find access to study, playroom, family lounge with stunning lime stone fireplace & gas fire and further access to a light and bight conservatory over-looking the rear garden. Additionally, access from the hall to an outstanding extended kitchen/diner, utility & downstairs w/c. This bespoke handmade kitchen of extremely high standard and boasts white granite work-surfaces, instant hot tap, Subzero and Wolfe appliances and La Canche range oven. The dining area is beautiful with a glass pitched roof and popular slide and pivot doors.

On your way to the first floor you are greeted by a stunning bespoke, custom handmade staircase. You will find access three generous sized bedrooms and family bathroom with stand-alone bath. Additionally, on the first floor you will find the master bedroom which just keeps on impressing. The master has duel aspect windows, dressing room & en-suite.

The second floor, you are greeted by a further two double bedrooms and shower room. Both bedrooms with fitted storage.

Externally there is a private, enclosed rear garden laid to lawn with paved patio areas. To the front of the property there is off road parking for multiple vehicles.

...expect excellence

SELLER'S SECRET

We wanted to create a family home that is completely different to others on the estate. We loved the location and saw great potentially.

It was a fantastic journey renovating and designing our home. However its time for our new adventure, moving closer to our sons school.

We hope the next buyers enjoy the house as much as we have!

To buy or not to buy....

Why we like it....

Full renovations & smart home features where completed in 2018. The property is truly a one off, is finished to an extremely high specification and must be seen to be appreciated!

There is approved planning permission to build a detached double garage if required.

To arrange your viewing please call sole selling agents Oscar James Northampton today!

OSCAR JAMES

336 Wellingborough Road | Northampton | NN1 4ES
01604 622722
www.oscar-james.com