

15 The Paddocks
Bugbrooke
Northampton
NN7 3QR

Offers in the region of £600,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to welcome to the market this impressive five bedroom detached home situated within the sought after Village of Bugbrooke. Positioned within a cul de sac and offered with NO UPPER CHAIN this family home has been extended, creating substantial accommodation throughout with the bonus of four reception rooms alongside its premium location.

The entrance hall flows into the ground floor accommodation where you will find the very generous lounge. This room spans over the full width of the property and benefits from a feature fireplace, a bay window and sliding doors into the conservatory. The bespoke design of this spacious conservatory lends itself as the perfect entertaining space especially with the well-thought flow from both the kitchen and lounge. The refitted kitchen is not short on space, much like the entirety of this home, in addition you also have a handy utility room. To conclude the ground floor there is a cloakroom, understairs storage plus a further two reception rooms previously used as a study and separate dining room. This versatile space has huge potential and we feel is calling out to become a gorgeous open plan layout.

To the first floor are five bedrooms and the family bathroom comprising a four piece suite. The

Master bedroom is a lovely size and benefits from a storage cupboard and an ensuite shower room.

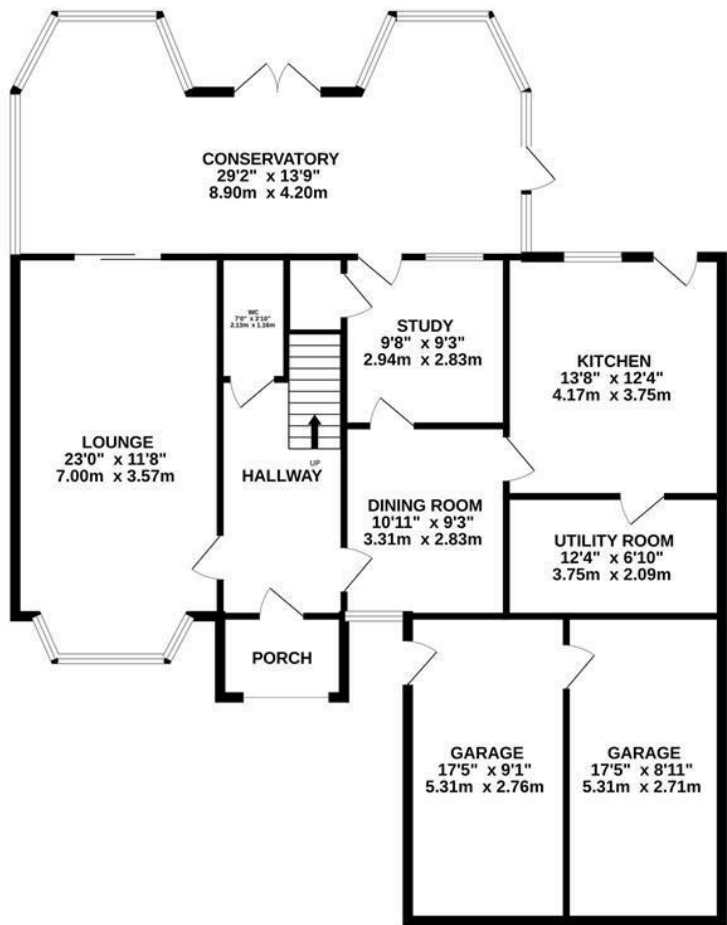
Externally the secluded rear garden is fully enclosed and has been landscaped with a low maintenance finish. Perfectly balanced with seating areas, lawn and shrub feature borders. The front garden gives privacy with mature trees, shrubs and bushes whilst offering a driveway and double garage.

This home is just shy of approx. 2500 sq. ft and is the perfect family home in a stunning village location. We highly recommend a viewing to appreciate all that is on offer!

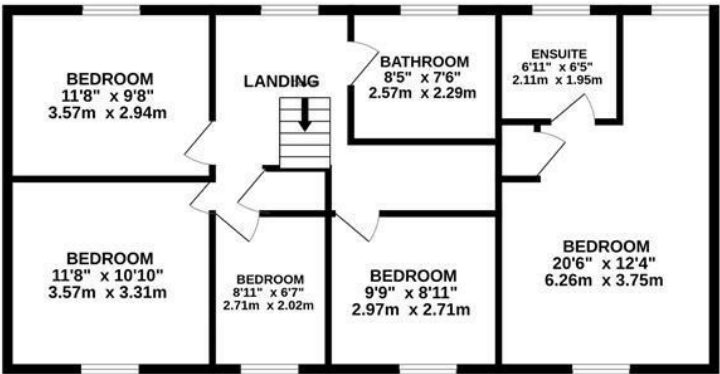
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Floor Plan

GROUND FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 2364 sq.ft. (219.6 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 accommodation
throughout with four reception
rooms



Large refitted kitchen with utility
room



Five bedrooms



Family bathroom, ensuite &
cloakroom



Stunning landscaped gardens to
front & rear



Driveway providing off road parking
& Double garage





SELLER'S SECRET

This has been our family home for decades and we have been beyond happy here! The Schools are fabulous and you have everything within touching distance within the Village. It really is such a lovely place to live, we hope the next family enjoy it just as much as we have.



Why we like it....

This home truly has so much potential with already brilliant space on offer but also still room to reconfigure and create more of an open plan layout. The garden is very private which we know is a real appeal too.

To buy or not to buy....

OSCAR JAMES

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