

9 Buller Close
Barton Seagrave
NN15 6SH

£325,000



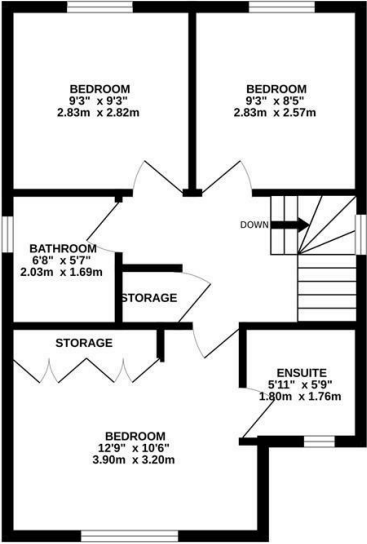
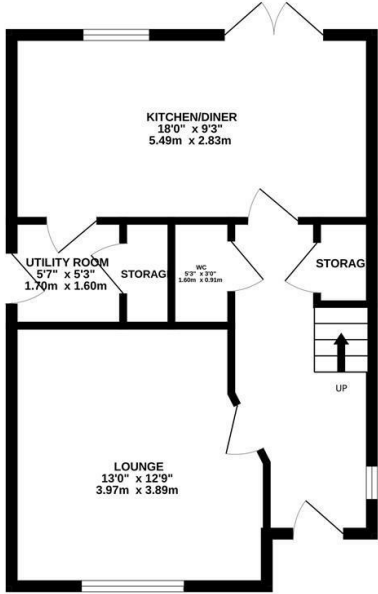
OSCAR JAMES

...expect excellence

FLOOR PLANS

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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 Mergix v2025



AT A GLANCE...



Spacious lounge



Kitchen/diner with patio doors to the rear



Three bedrooms



Ground floor WC. Upstairs family bathroom and ensuite to master bedroom



Good sized rear garden



Single garage and further off road parking



WHAT'S GREAT?

A beautifully presented three bedroom DETACHED Persimmon-built home located in the prime location of Barton Seagrave on the Cranford Chase development. Offering convenient access to local amenities such as shops, recently established schools, and easy access at the A14.

Constructed in approximately 2021, this home is presented in impeccable condition throughout. The property showcases a characterised by a generously sized lounge which is light and airy and overlooks the front. A separate kitchen/diner with a range of base and eyelevel units, built in appliances, plenty of countertop and patio doors leading to the rear. A utility room and WC complete the ground floor.

On the upper level, three well-proportioned bedrooms await, including a

sizable master bedroom with an ensuite shower room, complemented by a separate family bathroom.

The rear garden is spacious and boasts considerable privacy! The garden is predominantly laid to lawn, with a useful patio area. It is fully enclosed with gated access to the driveway too.

Additional advantages comprise UPVC double glazing, gas radiator heating, approximately six years remaining on the new home build guarantee, off-road parking for two vehicles, a single garage and the added bonus of being in the nook of a cul-de-sac.

Contact Oscar James Burton Latimer to make your viewing arrangements today!

...expect excellence



SELLER'S SECRET

I selected this plot off plan because of the high degree of privacy in both the close and the garden, I found this rare with other plots I considered previously and it's what made me buy this home.



Why we like it....

A fantastic family home, in turn key condition, in a popular location. High interest is anticipated.

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com

To buy or not to buy....
