4 Rook Close Barton Seagrave NN15 6FH

£425,000



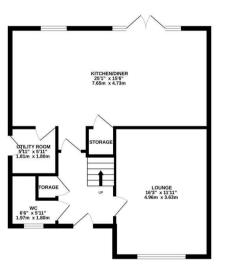


# OSCAR JAMES

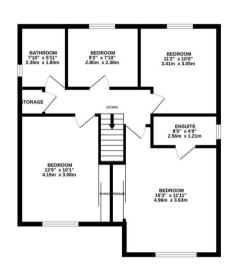
...expect excellence

### FLOOR PLANS

GROUND FLOOR 671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR 671 sq.ft. (62.4 sq.m.) approx.



#### TOTAL FLOOR AREA: 1343 sq.ft. (124.8 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 teams are approximate and no responsibly is taken for any error, ornission 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 dependation of efficiency can be given.



#### AT A GLANCE...



Large Lounge



Open Planned Kitchen/Diner/Family Room



4 Bedrooms, 3 Doubles and 1 Single



Family Bathroom, Ensuite and W/C



Garden with High Degree of Privacy



Off-Road Parking and Garage



# WHAT'S GREAT?

Welcome to this stunning 4-bedroom detached property, nestled in the prestigious Castle space, and an ensuite for added luxury. Additionally, a well-appointed family bathroom caters Fields development 'Redrow' in the sought-after Barton Seagrave area. With its own private to the needs of the household. driveway, off-road parking and a single garage.

Step inside to discover the spacious lounge, perfect for relaxation or hosting. The heart of alfresco dining and entertaining. the home lies in the expansive kitchen diner family room, featuring integrated appliances, ample space for a dining room table and a cozy sofa area. French doors seamlessly connect the indoors with the outdoors, inviting natural light to flood the space and providing easy access to the garden.

Downstairs accommodation also boasts a utility room with space for white goods plus downstairs W/C, adding practicality to everyday living.

Upstairs, four inviting bedrooms await, including three generous doubles and a charming single. The master bedroom impresses with built-in wardrobes, offering ample storage

Outside, the garden offers a tranquil retreat, mostly laid to lawn, with a patio area ideal for

This property presents a rare opportunity to embrace luxurious living in the esteemed Castle Fields development. Don't miss your chance to make this house your home. Schedule a viewing today by calling us at Oscar James.



#### SELLER'S SECRET

This has been a great family home for us. We love spending our time in our kitchen family room together, it's great for entertaining too!





## Why we like it....

A well presented home in a sought after location! Be quick or you'll miss out!

# OSCAR JAMES

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To	buy	or	not	to	buy
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