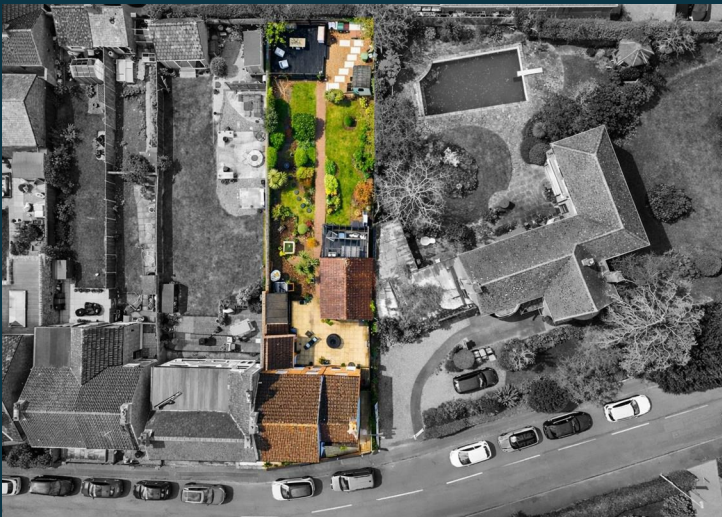


89 High Street
NN9 5JN

£450,000



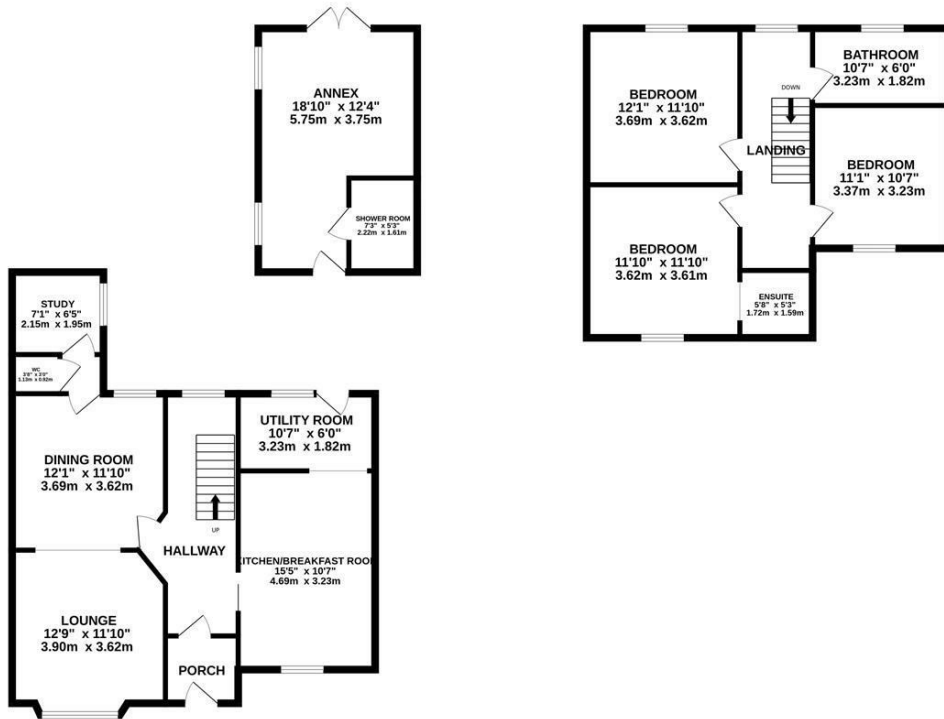
OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 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.

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AT A GLANCE...



Open Planned Lounge Diner with Versatile Study



Kitchen/Breakfast Room with Range Cooker and Separate Utility



3 Double Bedrooms



Family Bathroom, Ensuite to Master Bedroom & Ground Floor W/C



Landscaped Garden with Courtyard, Lawn, Flower Borders & Decked Areas



On Street Parking



WHAT'S GREAT?

This immaculately presented three-bedroom period home, dating back to the 1890s, has been extensively modernised by the current owners while thoughtfully preserving its original character and charm.

Upon entering, you are welcomed by a grand entrance hallway featuring elegant limestone flooring, setting the tone for the quality throughout. The ground floor offers a spacious open-plan lounge and dining area, complete with a charming wood burner. Perfect for both relaxing evenings and entertaining. To the rear of the dining area, there is a convenient W/C and a versatile office space.

The kitchen/breakfast room is generously proportioned and well-appointed, featuring a range cooker and ample space for appliances. A separate utility room adds further practicality.

Upstairs, the property boasts three well-sized double bedrooms, with the principal bedroom benefiting from a beautifully finished ensuite. The remaining bedrooms are served by a family

bathroom featuring a freestanding bath.

Externally, the landscaped garden has been designed to an exceptional standard. It features a delightful courtyard area with a charming well, expansive lawn, and beautifully stocked flower borders. There are two decked seating areas, one adjacent to the annex and another at the rear of the garden. Ideal for outdoor entertaining.

A standout feature of the property is the brick-built annex, offering flexible accommodation. It comprises an open-plan lounge, kitchen area and bedroom, serviced by a shower room, making it perfect for guests, extended family, or potential rental use.

This is a truly special home that seamlessly blends period character with modern living, both inside and out.

...expect excellence



SELLER'S SECRET

We've enjoyed living in this house it's been so enjoyable making this a home from what it was when we bought it, the garden is our little peace of heaven enjoying a glass of wine on the deck, we will miss this house so much....with its unique features.



Why we like it....

A truly charming home that effortlessly combines period character with modern living, offering beautifully presented interiors, versatile space including a superb annex, and a stunning landscaped garden. Perfect for both family life and entertaining.

To buy or not to buy....

OSCAR JAMES

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