

4 Diana Way  
NN15 5RD

£399,950

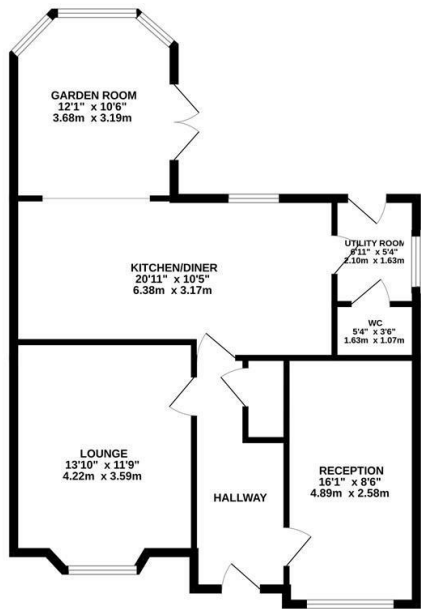


OSCAR JAMES

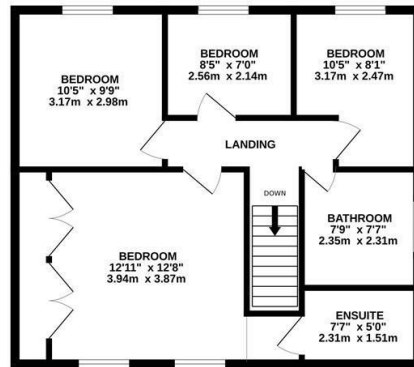
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# FLOOR PLANS

GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 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...



Lounge with Bay Window & Second Reception Room



Kitchen Diner Family Room



4 Bedrooms



4 Piece Family Bathroom, Ensuite to Master & Downstairs W/C



Landscaped Rear Garden



Large Private Driveway



## WHAT'S GREAT?

Situated on a private road within a quiet cul-de-sac in the sought-after town of Burton Latimer, this impressive four-bedroom detached home offers spacious and versatile accommodation, presented in lovely condition throughout.

The property benefits from a substantial driveway providing off-road parking for multiple vehicles. Upon entering, you are welcomed by a generous through hallway which leads to a bright and inviting lounge, featuring a bay window. In addition, there is a further reception room, formerly the garage, which has been converted and previously used as a bedroom. Offering flexible use as a home office, playroom, games room or additional living space.

To the rear of the property is a superb open-plan kitchen/diner/family room, ideal for modern living. The kitchen itself is well-proportioned and beautifully maintained, featuring a range of freestanding and integrated appliances. The dining area flows seamlessly into a garden room, creating a wonderful space for entertaining and enjoying views over the rear garden. A utility room and ground floor W/C complete the downstairs accommodation.

Upstairs, the property offers four bedrooms, including a particularly spacious master bedroom with fitted wardrobes and a stylish en-suite. There are two further double bedrooms, a single bedroom and a 4-piece family bathroom.

Externally, the landscaped rear garden has been thoughtfully designed for low maintenance, featuring two distinct seating areas - one slabbed and one decked - along with a large garden shed providing ample storage. The garden also benefits from minimal lawn, making it ideal for easy upkeep.

This fantastic home combines space, flexibility, and a desirable location, making it perfect for families seeking a property ready to move into.

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# SELLER'S SECRET

We have truly loved living in this home, especially its peaceful position tucked away on a private cul-de-sac. The space has worked perfectly for us, from the bright lounge at the front to the open-plan kitchen and garden room where we've spent most of our time together. The garden has been ideal for relaxing and entertaining, and the flexibility of the additional reception room has been a real bonus. It's a home that has been easy to enjoy and we hope the next owners will love it just as much as we have.



## Why we like it....

This is an excellent home to purchase, offering a perfect blend of space, versatility, and a peaceful location. Set within a private cul-de-sac, it provides privacy and ample parking, while inside the well-maintained and flexible layout suits modern family living. With a spacious kitchen/diner, multiple reception areas, and a landscaped low-maintenance garden, it's a property ready to move straight into and enjoy.

To buy or not to buy....

# OSCAR JAMES

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