

39 Norlinton Close
Orlingbury
NN14 1FD

£825,000

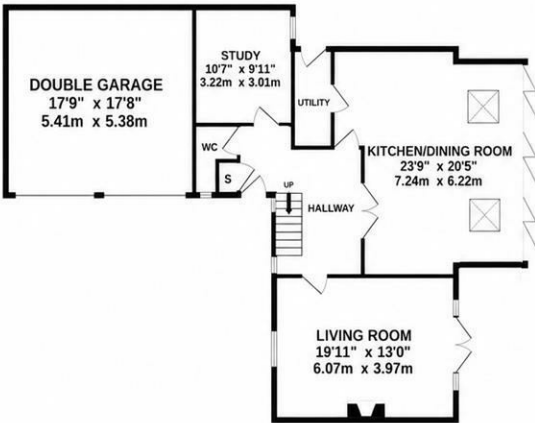


OSCAR JAMES

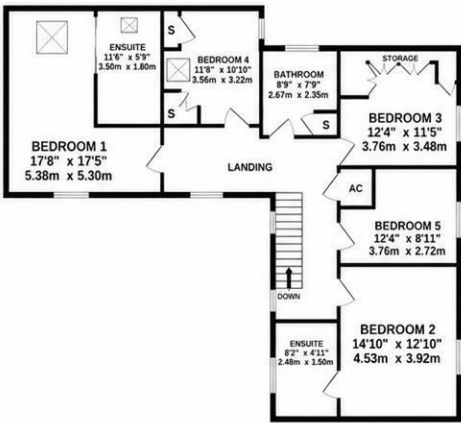
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FLOOR PLANS

GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.3 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...



Bright lounge with wood burning stove and patio doors to the garden



Extended 23ft open-plan kitchen/dining/family room with integrated



5 Generous size bedrooms



2 Ensuites, Family Bathroom & W/C



Landscaped garden with multiple seating areas, outside kitchen and field views



Integral double garage with off-road parking for multiple vehicles



WHAT'S GREAT?

Situated within the highly sought-after village of Orlingbury, this exceptional five-bedroom detached residence was constructed by the award-winning Grace Homes and finished to an outstanding standard throughout.

Occupying an attractive position within an exclusive development, the property combines characterful external styling with contemporary family living, creating a home that is both elegant and practical.

The welcoming entrance hall leads through to a stunning open-plan kitchen/dining/family room, undoubtedly the heart of the home. Designed with both entertaining and day-to-day family life in mind, this impressive space features a stylish central island, high-quality cabinetry, integrated appliances and bi-fold doors opening onto the rear garden. A separate utility room provides additional practicality.

The generous living room offers a warm and inviting atmosphere, centred around a feature

fireplace with bespoke fitted cabinetry and stylish finishes throughout. There is also a separate study, ideal for those working from home, alongside a convenient downstairs WC.

To the first floor, a spacious landing leads to five well-proportioned bedrooms. The impressive principal suite benefits from a luxurious en-suite shower room, while bedroom two also enjoys its own en-suite facilities. Bedrooms three, four & five are served by a beautifully appointed family bathroom, finished to an exceptional standard.

Externally, the property continues to impress. The landscaped rear garden has been beautifully designed to maximise both enjoyment and privacy, featuring a stunning outdoor kitchen and entertaining area while taking in the surrounding countryside views. To the front, there is ample off-road parking alongside a substantial double garage.

An outstanding family home in an exceptional village setting – early viewing is highly recommended.

...expect excellence



SELLER'S SECRET

We have truly loved living here and raising our young family. Watching the cows in the field behind has been a daily joy, and the peaceful village setting has given us the perfect balance of countryside living and community. We've loved being able to walk to the local pub for a meal or pop to the coffee shop for a morning coffee. It's a wonderful place to call home, and we hope the next owners will enjoy making as many happy memories here as we have.



Why we like it....

An exceptional house built family residence situated in the prestigious village of Orlingbury, offering over 2,300 sq.ft. of beautifully presented accommodation, landscaped gardens with outdoor kitchen, and stunning countryside views.

OSCAR JAMES

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To buy or not to buy....
