

1 Birley Close  
Barton Seagrave  
NN15 6US

£445,000

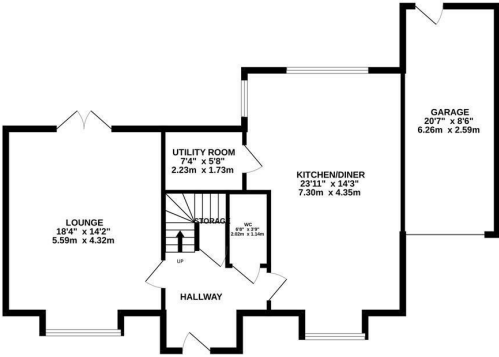


OSCAR JAMES

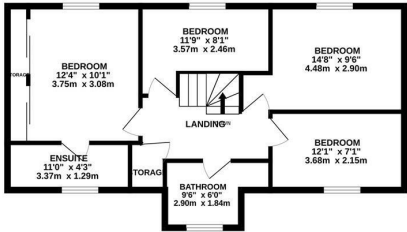
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# FLOOR PLANS

GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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 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



Kitchen Diner



4 Bedrooms



Family Bathroom, Ensuite, W/C



Landscaped Rear Garden



Off-Road Parking & Single Garage



## WHAT'S GREAT?

Located within an exclusive gated development of just five homes in Barton Seagrave, this impressive four-bedroom detached property offers spacious, high-quality accommodation with modern finishes throughout.

The property benefits from off-road parking and a garage. Inside, a large and welcoming hallway leads to a generous lounge, a ground-floor W/C, and a superb open-plan kitchen/diner. The kitchen is fitted with stone worktops, integrated appliances, and provides access to a separate utility room. The entire ground floor enjoys the comfort of underfloor heating, creating a warm and inviting atmosphere.

Upstairs, the home features four well-proportioned bedrooms. The master

bedroom includes built-in storage and an en-suite shower room, while there are two further double bedrooms and a good-sized single bedroom, all served by a modern family bathroom.

Externally, the rear garden is of a good size and neatly landscaped, featuring a block-paved seating area and a lawn—ideal for family gatherings or relaxing outdoors.

A rare opportunity to purchase a detached family home within a secure, private setting in one of Barton Seagrave's most desirable locations. Call Oscar James today to organise your internal viewing arrangements!

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# SELLER'S SECRET

We have been here since new and we love sitting in a close of just a handful of houses, the location is one of the reasons we fell in love with our home!



## Why we like it....

Offered to the market in turn-key condition, this well sized home presents a great opportunity for someone new to just move in. The location itself is a huge draw too!

# OSCAR JAMES

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To buy or not to buy....

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