

6 Luna Drive
Burton Latimer
NN15 4BT

£425,000

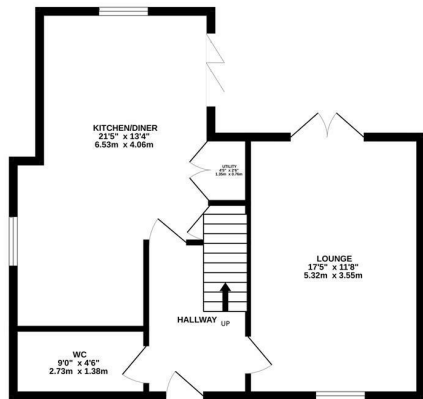


OSCAR JAMES

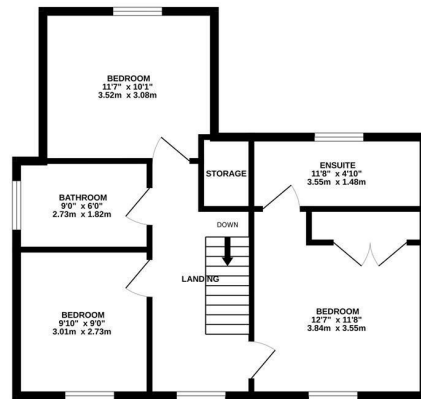
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FLOOR PLANS

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



Dual-aspect living room, centred around a feature fireplace.



Spacious open-plan kitchen/family room with integrated appliances and bi-fold doors



3 Spacious double bedrooms



Ensuite to master, family bathroom & W/C



South-west facing rear garden



Off road parking and single garage



WHAT'S GREAT?

This exceptional three-bedroom detached home combines contemporary luxury with outstanding energy efficiency, benefiting from an impressive A-rated Energy Performance Certificate. Designed with sustainability in mind, the property features an air source heat pump, photovoltaic solar panels and a smart EV charging point. A block paved driveway provides off-road parking for multiple vehicles and leads to a single garage.

Upon entering, a bright and welcoming hallway sets the tone for the spacious accommodation throughout. The dual-aspect living room offers an elegant yet cosy retreat, centred around a feature fireplace. At the heart of the home is the stunning open-plan kitchen/family room, fitted with integrated appliances, premium stone worktops and bi-fold doors that open onto an extended patio area, creating the perfect space for indoor-outdoor living and entertaining. A separate utility area discreetly houses laundry appliances, while a generous ground-floor cloakroom adds further convenience. The entire ground floor benefits from underfloor heating.

The first floor comprises three well-proportioned double bedrooms. The principal bedroom features fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms are served by a contemporary family bathroom, completing this beautifully presented home.

The beautiful rear garden is a particular feature of the property, enjoying a desirable south-west facing aspect that captures afternoon and evening sunshine. The garden has been enhanced with an extended patio, ideal for al fresco dining and entertaining, while the remainder is predominantly laid to fresh lawn. Unusually for a modern development, the garden also offers a degree of privacy, creating a peaceful and secluded outdoor space.

The superb balance of modern comfort, energy efficiency and thoughtfully designed living space, this outstanding home is ideally suited to families and professionals alike.

...expect excellence



SELLER'S SECRET

I brought this home because the bedrooms were all generously sized and we love the plot size and believe we have one of the largest gardens for this Benefield design.



Why we like it....

With upgrades throughout this home is stunning. In addition to this it's still within its build guarantee which will be transferred to a new owner!

OSCAR JAMES

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To buy or not to buy....
