

1 Darlow Close  
Broughton  
NN14 1SU

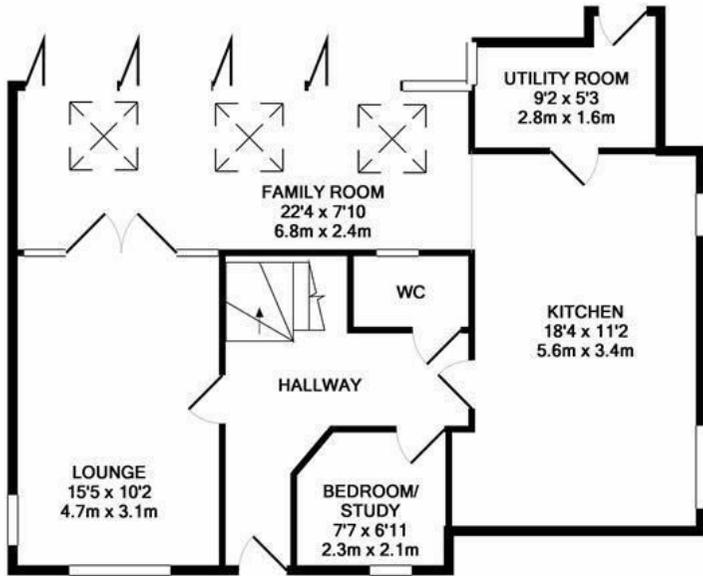
£425,000



OSCAR JAMES

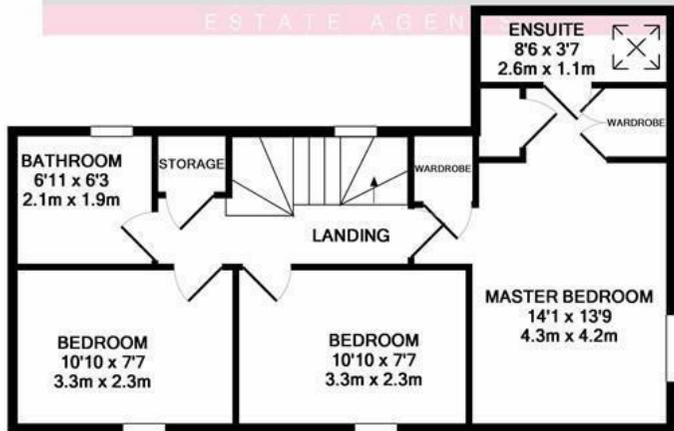
...expect excellence

# FLOOR PLANS



Oscar James  
ESTATE AGENT

GROUND FLOOR  
APPROX. FLOOR  
AREA 780 SQ.FT.  
(72.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 516 SQ.FT.  
(48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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/Family Room



Three Bedrooms



Ensuite & Family Bathroom



Enclose Rear Garden



Garage & Off Road Parking



## WHAT'S GREAT?

Situated in the heart of this popular Northamptonshire village is this beautifully presented and thoughtfully extended, three-bedroom detached family home.

Built by highly reputable local builders, Messrs. Grace Homes to an exacting standard, this stunning home truly deserves an internal inspection.

The generous accommodation comprises; entrance hall, large dual aspect lounge with open fire, superb breakfast kitchen with a range of integrated appliances, gorgeous family / garden room, study, utility room and ground floor WC.

On the first floor expect to find three large bedrooms, the master bedroom enjoying ensuite facilities and a family bathroom.

Outside the rear garden has been professionally landscaped and offers a good degree of privacy.

To the front is a driveway which leads to a single garage.

Broughton is situated just off the A43 and enjoys superb commuter links along with excellent amenities which include a primary school, pub, convenience store, co-op and various take away restaurants.

To arrange your viewing contact sole selling agents, Oscar James on 01536 415777 today!

...expect excellence



# SELLER'S SECRET

We have made this house a home and have thoroughly enjoyed living here. The village is superb and the close is full of friendly neighbours.



## Why we like it....

This stunning home has not only been constructed to the highest standard but it has also been significantly improved by the current owners.

The extension to the rear creates a lovely family room overlooking the garden.

We believe that this home makes a superb investment with its excellent commuter links and local facilities property prices here are set to continue to rise.

To buy or not to buy....

# OSCAR JAMES

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