12 Paradise Avenue
Kettering
Northamptonshire
NN15 6LU

£595,000

OSCAR JAMES

...expect excellence

WHAT'S GREAT?

An absolutely unique and spectacular property situated in arguably one of the best locations in Kettering.

To say this gorgeous home has the wow factor is an understatement. Designed by the current and only owner 9 years ago this property is full to the rafters with style and character, built to mimic the Georgian era the house reflects that style with sash windows, cornicing, ornate coving and architraves, ceiling roses and very high ceilings.

The layout is generous and works extremely well, the welcoming and grand entrance hall leads to firstly a huge lounge with feature fireplace with wood burner and French doors leading to the kitchen/diner, which is incredible, bespoke handmade with island and integrated appliances including fridge/freezer and dishwasher this kitchen speaks for itself, the ground floor also has a study, utility room with sink and integrated washer/dryer and an impressive cloakroom, finally the immense orangery overlooking the garden provides the most beautiful space to relax and entertain and connects to the kitchen/diner making a superb space as a whole or as a separate space depending on preference. The ground floor, except the utility, has under floor heating.

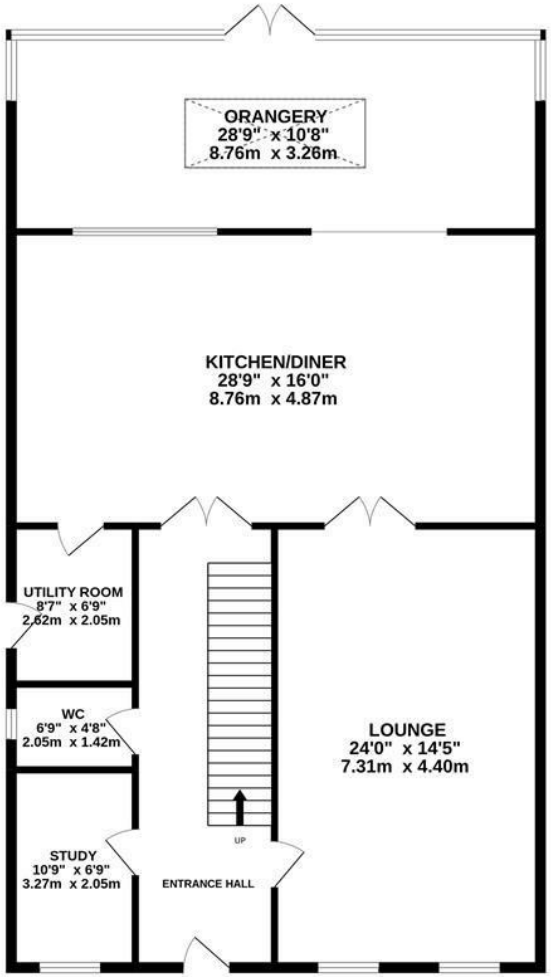
To the first floor the sweeping landing leads to the bedrooms, the second and third are similar large doubles with the master bedroom to the rear that spans the entire width of the property, with Juliette balcony and two windows and generous ensuite shower room with storage. The family bathroom on this floor follows through with style and elegance by means of a free standing roll top bath and sink and WC.

Outside the gravelled driveway provides off road parking behind electronic remote controlled gates, the garden to the rear is a lovely size, private with lawn, seating area and summer house which could make an ideal craft room/bar/storage area with power connected.

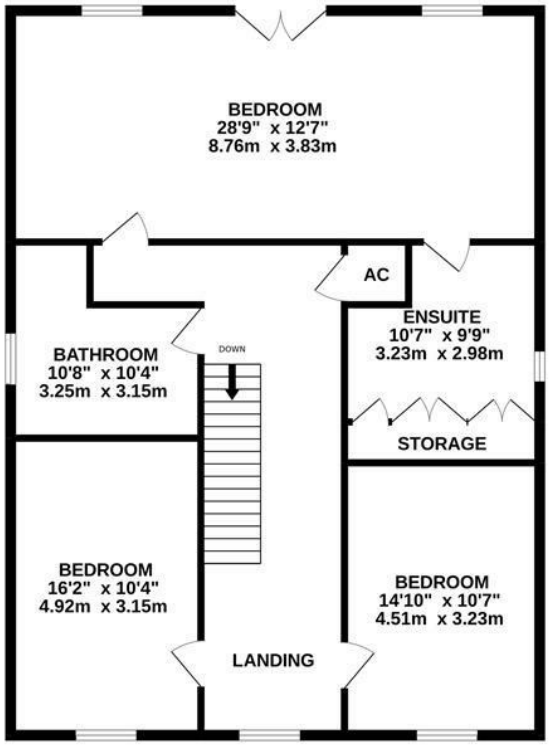
Call Oscar James Kettering who are extremely proud to offer this home to market to make arrangements to view!

Floor Plan

GROUND FLOOR
1457 sq.ft. (135.3 sq.m.) approx.



1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 2589 sq.ft. (240.5 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, kitchen/diner, orangery and study
- Bespoke handmade kitchen
- Three superb bedrooms
- Stunning family bathroom, ensuite and cloakroom
- Private rear garden
- Off road parking for four vehicles

SELLER'S SECRET

The time is now right for me to sell and move on, as hard as it will be for me to leave I really hope the new owners enjoy this home and make their own memories over the years as did I.

Why we like it....

This property knocks you sideways from the moment you enter, so unique and spectacular it is a privilege to represent the owner for the sale of her gorgeous home.

To buy or not to buy....

OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH
01536 415777
www.oscar-james.com