

Hillside, Holly Rise  
Gretton  
Northamptonshire  
NN17 3EZ

£875,000

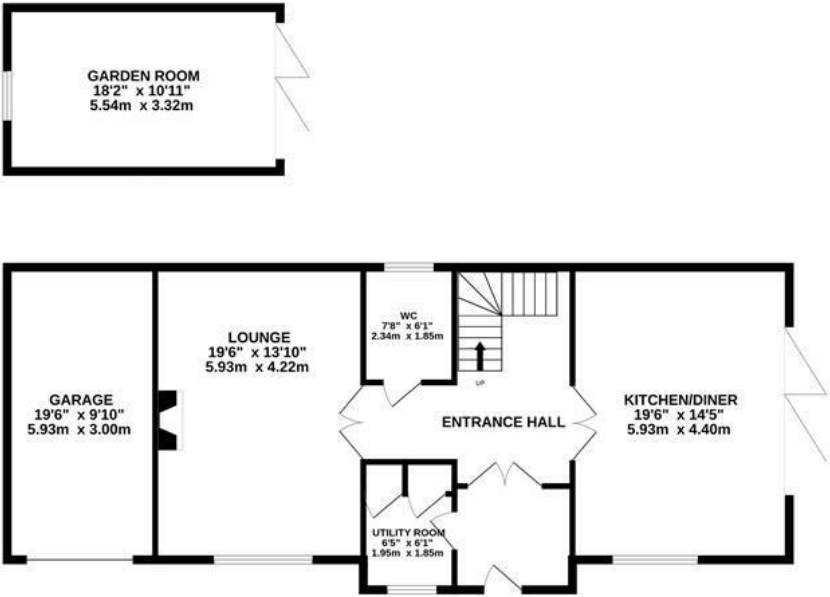


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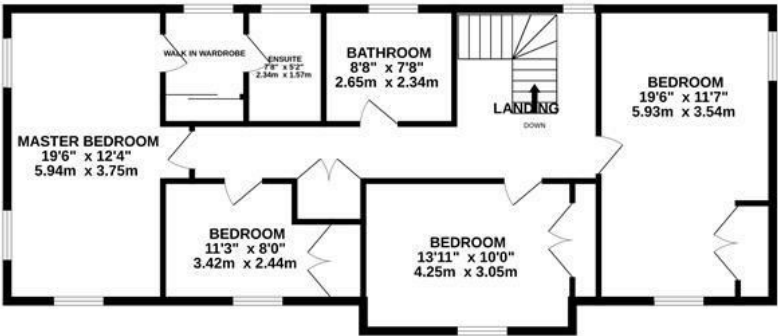


# FLOOR PLANS

GROUND FLOOR  
1234 sq.ft. (114.6 sq.m.) approx.



1ST FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 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...



The living room is finished to a neutral spec and is full of natural light



Kitchen-diner is a real hub of the home and perfect for entertaining



Four sizeable bedrooms, all of which with built in wardrobe space



All bathrooms finished to a high standard, master bedroom with ensuite, and also ground floor WC



The beautiful garden is incredibly unique and is a versatile space



Plentiful off road parking via drive, plus garage with internal access





## WHAT'S GREAT?

“WOW Factor” This incredible, unique property has been completely transformed and finished to a beautiful standard all throughout. The property was no more than a shell, and garden an empty mound when taken on by the current owners, however with a complete refurbishment this property has been completely transformed, to create a beautiful family home which flows with functionality all throughout, and the garden is a unique piece of paradise with a different offering on each different level- to include two flat gardens, one to the bottom – one to the top, with a garden room (currently gym) and patio to the middle and all the inbetween.

This property is a masterpiece and certainly has that intangible ‘wow factor’. As soon as you enter the front door through the oak-wood porch, you are greeted with a feeling of space and quality which continues all throughout the house.

The property is flooded with natural light, and finished to a modern-neutral spec. To the ground floor there is the stunning kitchen/diner which offers a host of appliances, plentiful

storage, and a great entertaining space, this seamlessly flows out to the garden through the bi-folding doors. There is also a utility room with further storage and a sizeable WC too. The lounge is the perfect hub of this home, again full of natural light with a warm and comforting feel.

Upstairs there is 4 bedrooms, all of which at least double in size and all with built-in wardrobe options. The master bedroom features a walk-in dressing area as well as an ensuite. The family bathroom is beautifully finished and features both separate shower and bathtub.

There is a garage with internal access, and plentiful off road parking for multiple cars.

The property resides within the charming village of Gretton, a well facilitated and highly sought after village which overlooks the picturesque Welland Valley.

For further details, or to arrange your viewing on this wonderful home, get in touch with the team at Oscar James!

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# SELLER'S SECRET

This has been a fantastic family home for us, and is sure to be for the next owners! We spend so much time in the garden, it's such a unique space. The house would work well for a family given the size of the rooms.



## Why we like it....

WOW! This excellent property is a must see. The house offers space and a quality finish all throughout. It works well as a family home and is incredibly functional. The garden room is currently a gym, but could be used for multiple purposes.

# OSCAR JAMES

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## To buy or not to buy....

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