

26 Amber Drive
Walgrave
Northamptonshire
NN6 9RW

£495,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Nested away at the end of a quiet cut de sac in this much sought-after Northamptonshire village is this substantial four-bedroom detached family home.

This unique property enjoys a generous plot along with spacious accommodation and it simply must be viewed to be appreciated.

With an internal layout comprising; welcoming entrance hall, large dual aspect lounge, formal dining room, beautifully refitted kitchen, utility room, large conservatory and ground floor WC.

On the first floor expect to find four generous bedrooms along with a family bathroom. The master bedroom also enjoys an ensuite shower room.

Outside there are good sized mature gardens to the front and rear with the rear garden offering a high degree of privacy along with several patio areas and additional storage.

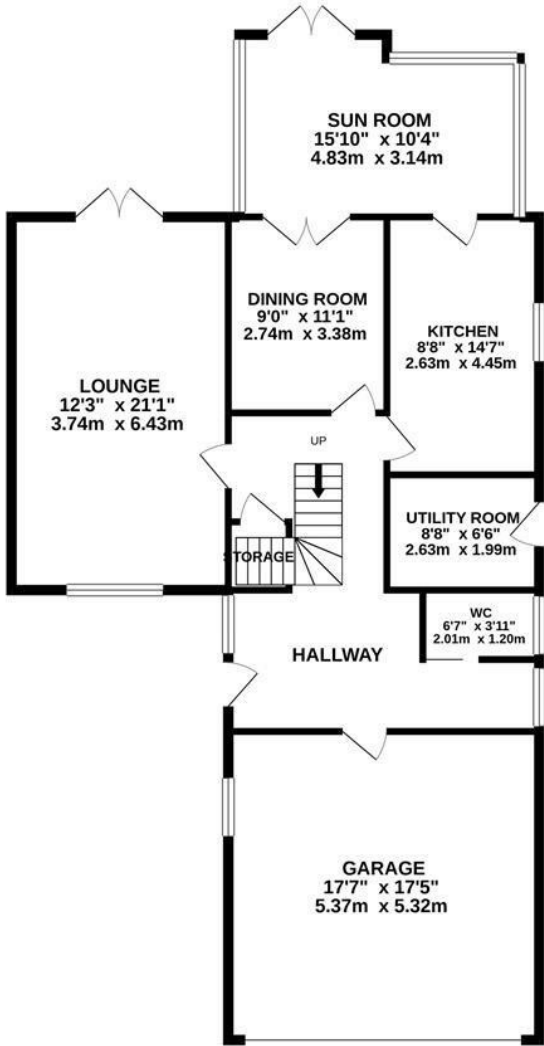
To the front there is a large driveway which in turn leads to the double garage.

Strong interest is anticipated and viewing is essential. For more information or to arrange your internal inspection contact sole selling agents Oscar James today.

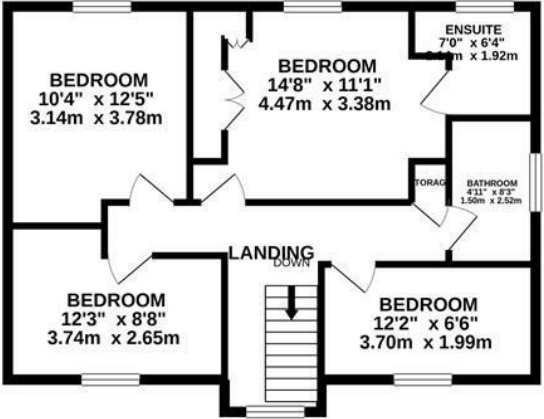
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FLOOR PLAN

GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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, dining room and conservatory



Refitted kitchen and utility room



Four bedrooms



Family bathroom, ensuite to master bedroom and ground floor WC



Enclosed rear garden



Large driveway and double garage





SELLER'S SECRET

Having lived here for many years we have now made the decision to move closer to our family in Manchester.

We have thoroughly enjoyed our time in the village and will miss living here very much.

We hope that whoever buys our home has as much enjoyment from it as we have.



Why we like it....

We think this fabulous home warrants a closer look. Offering all the key ingredients of the perfect family home and situated in a lovely position close to local schools, park and importantly fantastic local pub!

The village is popular with families and commuters and strong interest is expected so be quick and view today.

OSCAR JAMES

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To buy or not to buy....
