

30 Home Farm Drive
Boughton
Northampton
NN2 8ES

£465,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to offer for sale this beautifully presented detached four bedroom stone built home by Bloor Homes in 2016. The property sits in a private position on the estate, in the popular Buckton Fields development which is surrounded by beautiful countryside walks including the Brampton Valley Way, picturesque countryside of Boughton and Pitsford Water within walking and cycling distance. Benefits of this popular location include Smiths Farm shop and a number of local pubs. This property is extremely well located due to it being walking distance to the brand new Buckton Fields Primary School, opened in September 2021.

As you enter this immaculate property you are greeted by a large hall giving access to a study/ playroom, downstairs w/c, convenient utility cupboard, beautifully decorated lounge and a large open plan kitchen, dining, family room. The kitchen has Velux windows flooding the room with natural light and

is finished to a high specification with integrated appliances and new ceramic splash back tiles recently fitted by the current owners.

To the first floor of this property you will find access to four double bedrooms, two boasting fitted wardrobes and the master also benefiting from an en-suite. You will also find access to a four piece family bathroom.

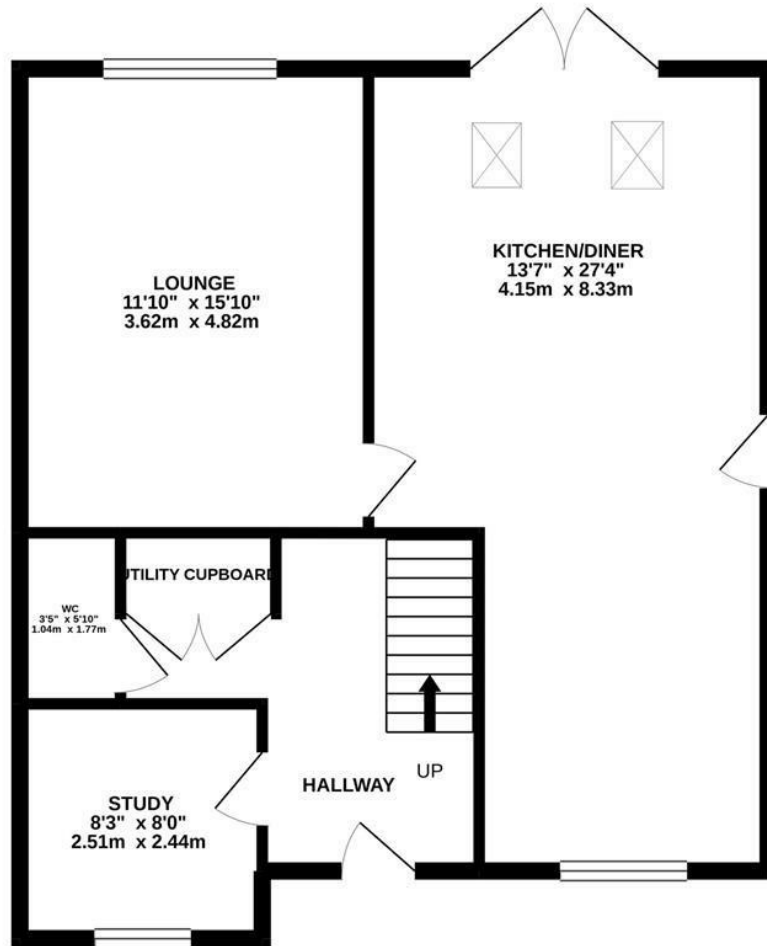
Externally there is a single garage with light and power, a good size tandem driveway providing parking for two cars. You will also find a beautiful newly landscaped, low maintenance, extremely private rear garden with maturing trees, raised railway-sleeper plant beds and artificial lawn.

This is a truly stunning family home, to arrange your internal viewing please call sole selling agents Oscar James today.

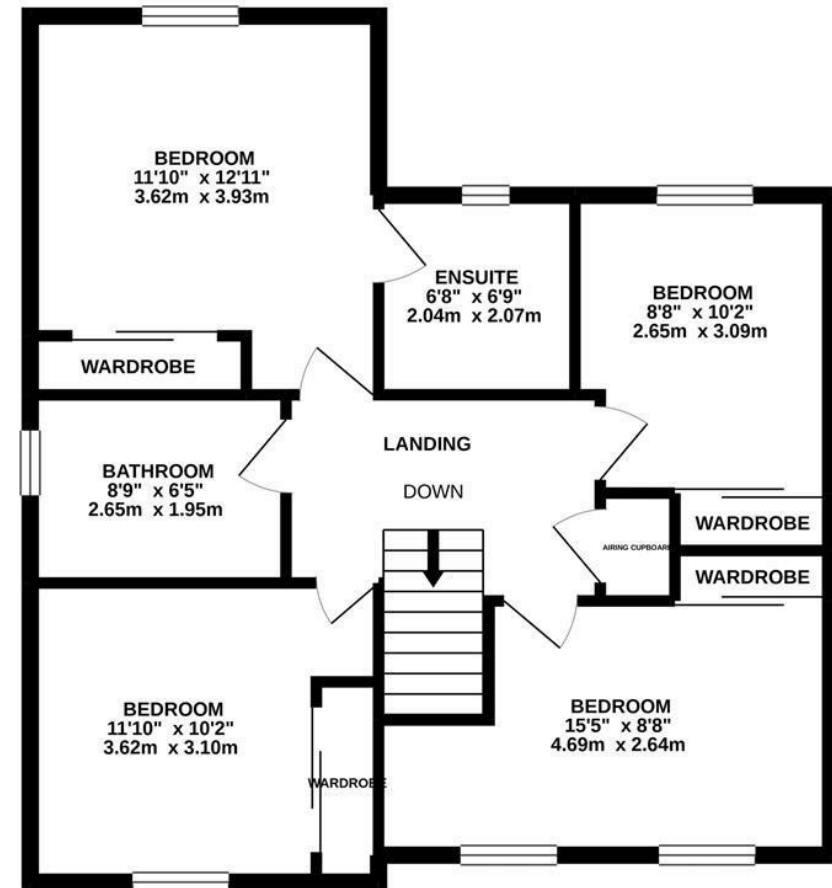
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FLOOR PLAN

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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...



Family Lounge & Home Study/
Playroom



Open Plan Kitchen/ Diner/ Family
Room



Four Double Bedrooms



Downstairs W/C, Family
Bathroom & En-suite To Master



Newly Landscaped, Low
Maintenance, Private Rear Garden



Off Road Parking For Two
Vehicles





SELLER'S SECRET

We have really enjoyed living on Buckton Fields and we purposely bought this plot as it has an extremely private rear garden and is not over looked at all.

The location is fantastic with Smiths Farm Shop down the road and great dog walks. We hope the next family enjoy living here as much as we have!



Why we like it....

This property is situated in the most private plot of the estate and only a stone's throw from Buckton Field Primary School.

We strongly believe that this perfect family home will attract a lot of interest. Please call today to avoid disappointment.

To buy or not to buy....

OSCAR JAMES

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