

42a Rock Road
Oundle
Peterborough
Northamptonshire
PE8 4LL

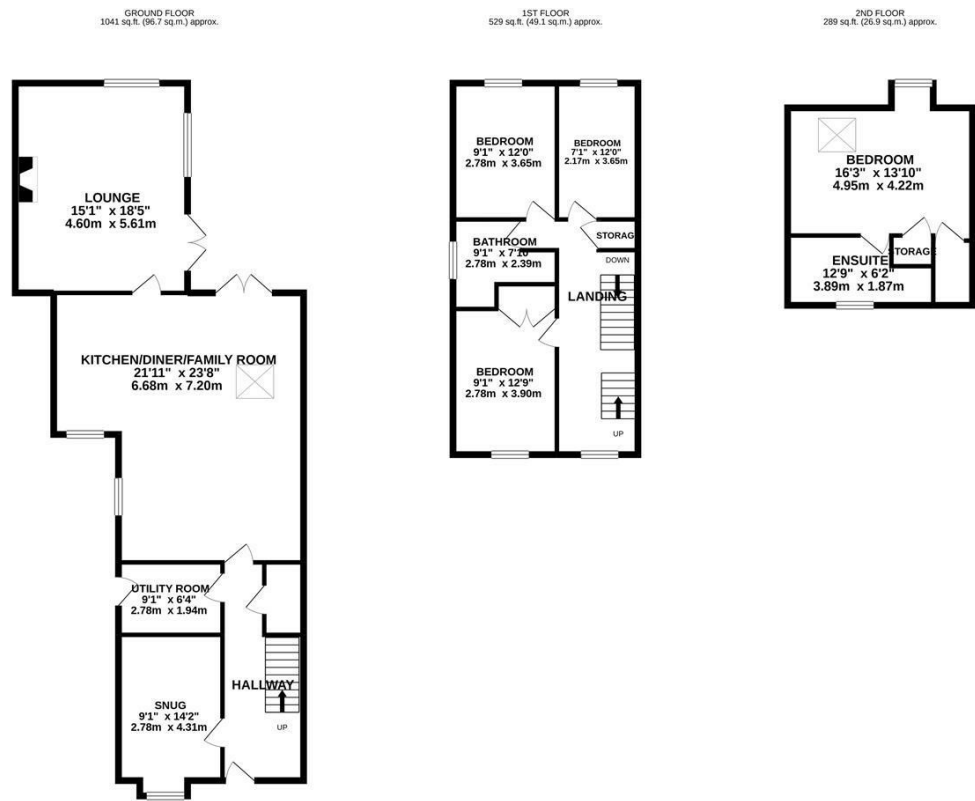
£475,000



OSCAR JAMES

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FLOOR PLANS



TOTAL FLOOR AREA: 1859 sq ft. (172.7 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 with vaulted ceilings and wood burning stove



Refitted kitchen with island and integrated appliances



Four double bedrooms



Family bathroom & En-suite to master



Enclosed rear garden



Driveway for two cars



WHAT'S GREAT?

Offered to the market is this heavily extended, deceptively spacious family home that offers versatile accommodation set over three floors and has a number of wonderful features. Being positioned on an elevated part of the town, which has open views to the rear and is also just a stones throw away from the center of the town which offers great restaurants, pubs and shops. Oundle also has outstanding schooling and great countryside walks.

Walking through the front door into the spacious entrance hall, there is access to a snug room/study which is a great size. Walking further through the property, there is under stairs storage along with access to a utility room which has an access door out to the side of the property. As you continue through, you then enter the fabulous open plan kitchen diner which has been fully refitted to a very high standard, with quartz work tops, wooden flooring, fully integrated appliances with double oven and a range of wall and base units. It also features a very well designed island, and plenty of entertaining space. The lounge is connected to the kitchen through a doorway which is also a very special room, with vaulted ceilings, and a state of the art wood burning stove. There are Velux windows in the lounge to

create a light and airy feel. There is also patio doors located from the lounge and the kitchen, which open out onto the garden.

Occupying the first floor, are three double bedrooms, with a spacious family bathroom. The second floor offers the master bedroom which is a great size, and has a large En-suite shower room. This bedroom also benefits from fantastic views, through the Velux windows.

The property sits nicely in its plot, with the rear garden patioed and laid to lawn. There is a spacious driveway to the side of the property which comfortably fits two cars.

This property must be seen to really appreciate its deceptive size, and its amazing kitchen diner. Please get in touch with Oscar James to arrange your viewing.

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SELLER'S SECRET



Why we like it....

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13 New Post Office Square | Corby | NN17

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01536 400900

www.oscar-james.com

To buy or not to buy....
