

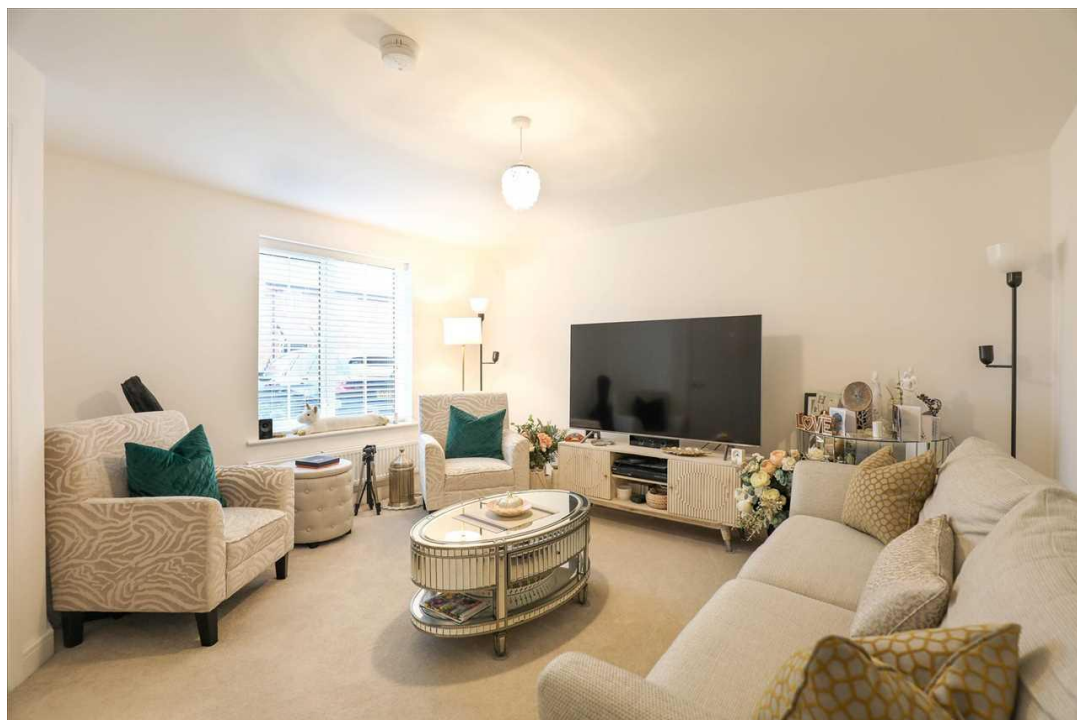


£290,000

6 Franklin Drive Barton Seagrave NN15 4BJ



Carter Williams
Estate and Letting Agents



Carter Williams are delighted to offer to the market this beautifully presented three-bedroom, semi-detached home built in 2024 by Taylor Wimpey — now offered for sale on the popular Hanwood Park estate close to local amenities.

As you step through the front door, you're greeted by an inviting entrance hall, complete with modern white tile flooring and built-in storage - a practical yet elegant welcome space that leads you up to the first floor. The hallway flows into a generous lounge at the front of the home, where a front-facing window floods the room with natural light making an ideal space for relaxing or entertaining. Continuing to the rear of the property you'll find a convenient inner hallway, a spacious cloakroom, and useful under-stairs storage. The heart of this home is the modern kitchen, which spans the full width of the house - finished to a high standard with shaker-style doors in an elegant green hue, sleek marble-effect worktops, and white floor tiles. There's ample room for a dining table and double doors that open out onto a low-maintenance rear garden - perfect for summer dining, family time, or relaxing outdoors. Upstairs, the master bedroom is a generous, light-filled retreat with a front-facing window and bespoke fitted sliding mirrored wardrobes. It also benefits from its own en-suite bathroom with a contemporary three-piece suite including a wash basin, low-level W/C and a shower cubicle. The second bedroom is a comfortable double, again with fitted mirrored wardrobes. The third bedroom, currently used as a home office, is a good sized single, flexible for a child's room, guest room or study. A well-appointed family bathroom completes the first floor, featuring a three-piece suite with basin, W/C and a bath with overhead shower.

Outside, the property offers off-road parking for multiple vehicles via a driveway with convenient gated side access to the rear. A small front lawn leads to the entrance, and the rear garden has been designed for ease of maintenance - ideal for busy households or those who prefer outdoor spaces that require minimal upkeep.

Situated in a desirable, modern development close to everyday amenities, transport links and schools, this home blends thoughtful design, practical layout and upgraded finishes - perfect for first-time buyers, growing families or those seeking a stylish move-in-ready house.

EPC Rating: B
Council Tax Band: C





Lounge 4.23m (13' 11") x 3.99m (13' 1")

Kitchen/ Diner 5.06m (16' 7") x 2.85m (9' 4")

Bedroom 3.35m (11' 0") x 3.52m (11' 7") + Storage

Ensuite 1.63m (5' 4") x 1.71m (5' 7")

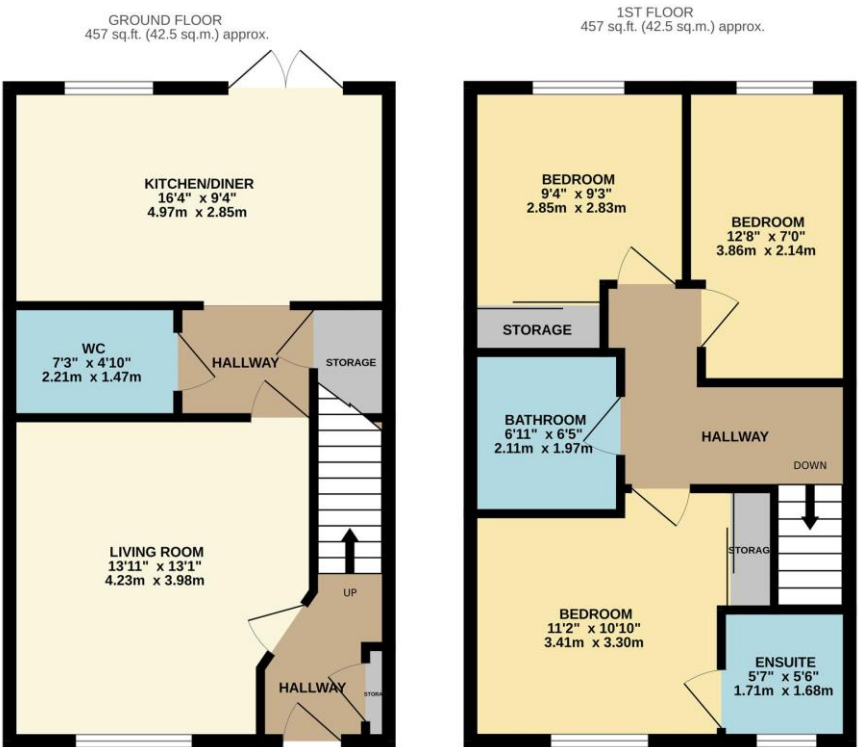
Bedroom 2.83m (9' 3") x 2.57m (8' 5") + Storage

Bathroom 1.97m (6' 6") x 2.11m (6' 11")

Bedroom 3.86m (12' 8") x 2.16m (7' 1")

Garden

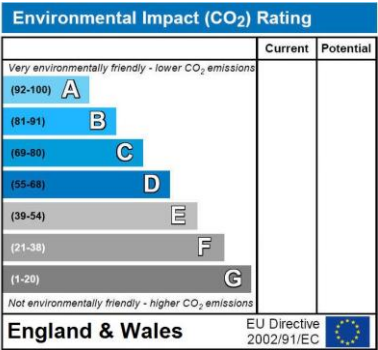
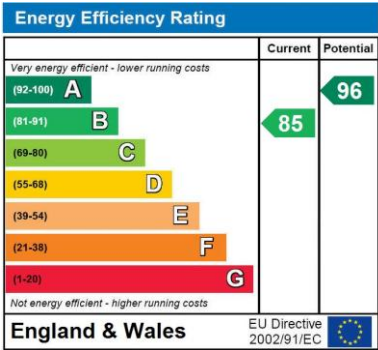




TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.

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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