



11 Thrush Close, Corby, NN18 8FG

## Offers in the region of £343,000

Stuart Charles are delighted to offer for sale this Executive four-bedroom family home located in the in-demand Oakley Vale area of Corby. Positioned on a larger than average plot and in a quiet area an early viewing is recommended to avoid missing out on this home. The accommodation to the ground floor comprises of a large entrance hall, kitchen/breakfast room, lounge, dining room, study a guest W.C. To the first floor a large landing leads to four double bedrooms and a four pieced bathroom suite, the master bedroom also benefits from a three-piece en-suite as well. To the front, you will find a low-maintenance wrap-around shrubbed area, complemented by off-road parking. This leads to a garage, which features a courtesy door that opens directly into the garden, enhancing accessibility and convenience. The rear garden has a large split-level design that offers a mix of patio, laid lawn, and gravel areas. This outdoor space is adorned with a variety of fruit trees, plants, and mature shrubs. The garden is securely enclosed by timber fencing on all sides, providing both privacy and safety. Call now to book a viewing!!

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DRIVEWAY WITH GARAGE
- GUEST WC
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS

### Entrance Hall

Entered via a double glazed door, radiator, storage cupboard, stairs rising to first floor landing, doors to:

### Guest WC

Featuring a two piece suite with a low level pedestal, low level wash hand basin, radiator and extractor fan.

### Lounge

16'10 x 12'02 (5.13m x 3.71m)

Double glazed window to side and rear,

- FITTED WARDROBES IN EVERY BEDROOM
- PRIVATE LARGE GARDEN
- UTILITY ROOM
- POPULAR LOCATION
- SOLAR PANELS

double glazed French doors to side, radiator, tv and telephone point.

### Kitchen

15'08 max x 12'06 (4.78m max x 3.81m)  
Fitted to comprise a range of base and eye level units, with one and half bowl steel sink and drainer, gas hob and extractor, double electric oven, integrated fridge/freezer, integrated dishwasher, radiators, double glazed French doors to rear elevation, door to:







## Utility Room

6'10 x 5'11 (2.08m x 1.80m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for washing machine, space for tumble dryer, wall mounted boiler, double glazed door to rear elevation.

## Study

10'00 x 8'02 (3.05m x 2.49m)

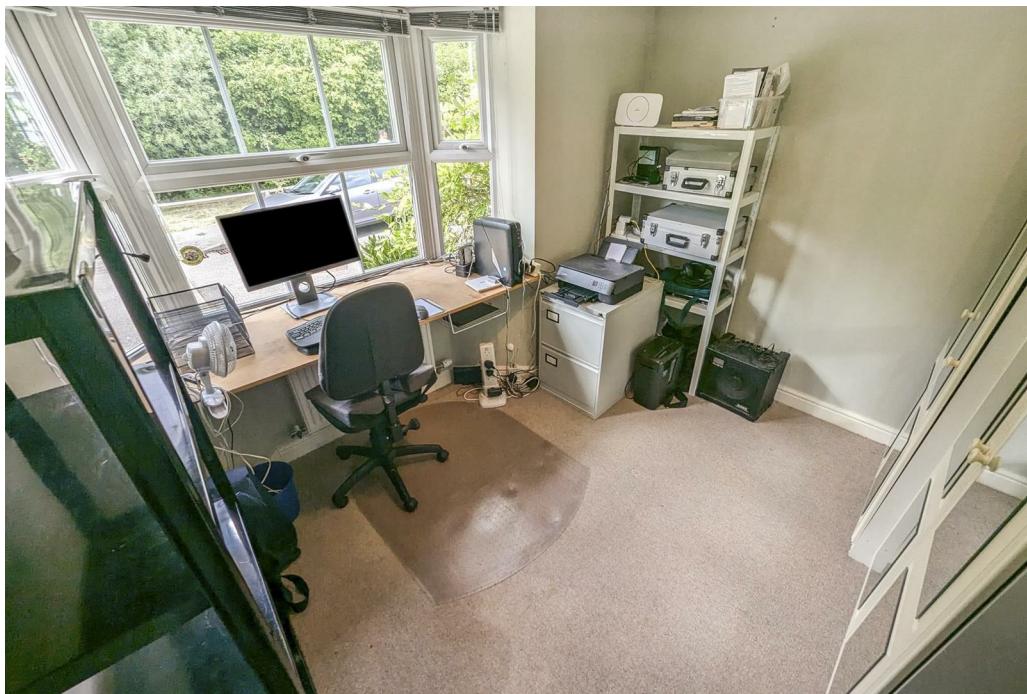
Double glazed window to front elevation, radiator, telephone point.

## Dining Room

12'11 x 9'10 (3.94m x 3.00m)

Double glazed bay window to front elevation, radiator.





## Landing

Loft access, airing cupboard, double glazed window to the side elevation, doors to:

## Bedroom One

17'01 x 12'02 (5.21m x 3.71m)

Double glazed windows to side and rear elevation, built in double wardrobes, tv point, radiator, door to:

## En-Suite

7'03 x 6'03 (2.21m x 1.91m)

Featuring a three piece suite with a walk in double shower, low level pedestal, low level wash hand basin, double glazed window to the rear elevation, radiator.





### Bedroom Two

11'04 x 10'11 (3.45m x 3.33m)

Double glazed windows to rear elevation, built in wardrobes, radiator.

### Bedroom Three

14'00 max x 8'05 (4.27m max x 2.57m)

Double glazed window to front elevation, built in wardrobes, radiator.

### Bedroom Four

10'09 x 8'05 (3.28m x 2.57m)

Double glazed window to front elevation, built in wardrobes, radiator.





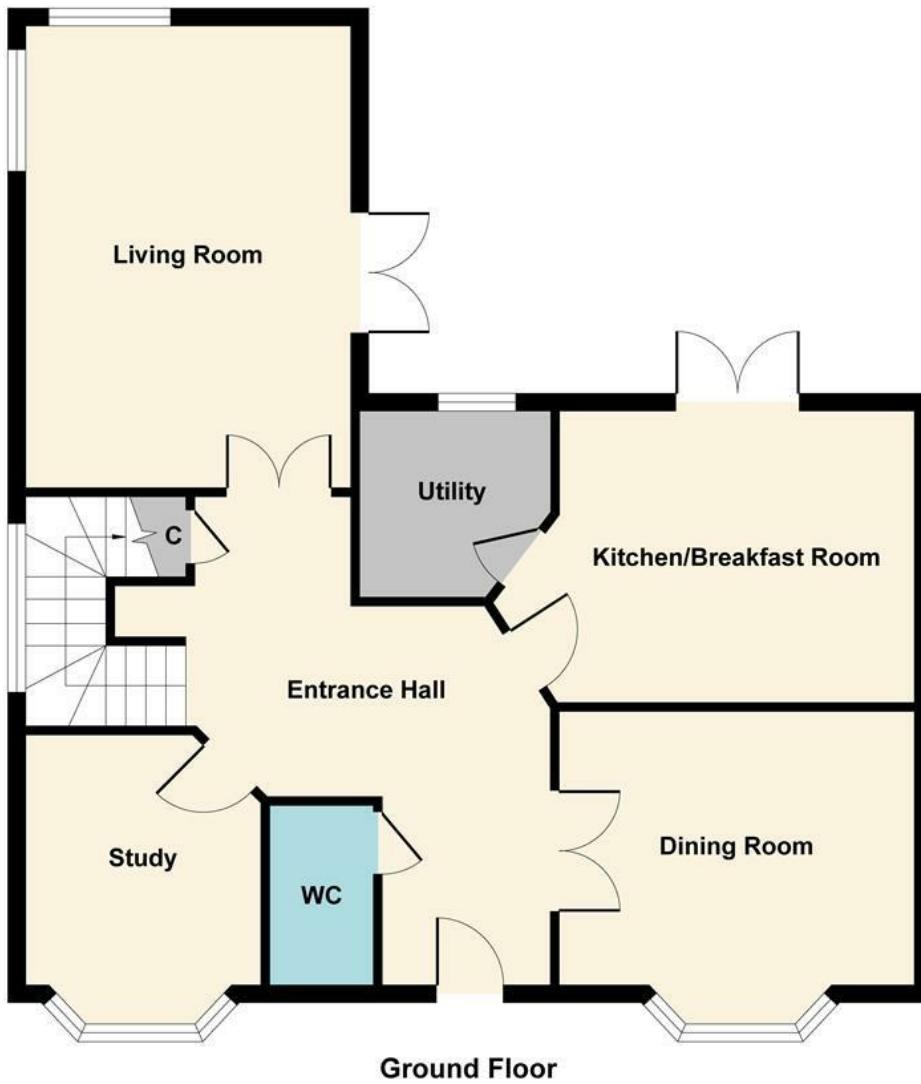


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



### Bathroom

8'05 x 6'05 (2.57m x 1.96m)

Featuring a four piece bathroom suite comprising a low level bath, separate mains feed shower cubicle, low level pedestal, low level wash hand basin, radiator, double glazed window to front elevation.

### Outside

To the front and side of the home there are several large shrubbed areas and a tarmac paved driveway that leads to a single garage.

To the rear is a large corner plot garden featuring a patio area which leads onto a laid lawn area is enclosed by a mixture of timber fence and walled surround to all sides, there is also side gated access to the front

### Garage

Power and lights, up and over doors, pedestrian door to the garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	