



Arnold Drive, Corby

**STUART
CHARLES**
ESTATE AGENTS

£390,000

Built by the highly regarded David Wilson Homes, this impressive four-bedroom detached family home is beautifully positioned within the prestigious Priors Hall Park development, enjoying attractive views across surrounding greenery while remaining within walking distance of the local school and shopping plaza.

The accommodation begins with a welcoming entrance hall and convenient cloakroom/WC. A separate study provides the ideal space for home working, while the generous living room features an attractive bay window, creating a bright and comfortable setting for relaxing.

At the heart of the home is the stunning open-plan kitchen, dining and family room, perfectly designed for modern family life and entertaining. The kitchen is complemented by a range of integrated appliances, with a separate utility room providing additional practicality and storage.

To the first floor are four well-proportioned bedrooms. The spacious principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by the contemporary family bathroom.

Externally, the rear garden is fully enclosed and well established, offering a good degree of privacy with a patio seating area and outdoor power supply, creating an excellent space for entertaining and family enjoyment.

- IMMACULATLY PRESENTED.
- MASTER BEDROOM WITH ENSUITE.
- UTILITY ROOM.
- WALKING DISTANCE TO LOCAL SCHOOLING AND ALL AMENITIES.
- EVER POPULAR PRIORS HALL DEVELOPMENT.
- ONLY ONE OWNER FROM NEW.
- LARGE FULL WIDTH KITCHEN.
- STUDY.
- LOVELY TREE LINED AVENUE.
- SINGLE GARAGE AND TANDEM DRIVEWAY.

Entrance Hall

Delightfully light hallway leading through to Lounge, Kitchen, Study and Guest Cloakroom.

Double glazed panelled door to the front elevation.

Lounge

12'9 x 19'09 (3.89m x 6.02m)

Large Lounge/Living with room with feature fireplace and double glazed window to front elevation.

Study

7'74 x 9'43 (2.13m x 2.74m)

Study/Playroom/Office with double glazed window to front elevation.

Kitchen/Dining/Family room

20'12 x 15'49 (6.10m x 4.57m)

Large Kitchen/Dining/Family room with bay to rear elevation allowing light to flood in.

Fully fitted kitchen with numerous built in appliances and base units and eye level units throughout.







Utility room

8'32 x 5'16 (2.44m x 1.52m)

Double glazed door to rear garden

Space for washing machine, tumble dryer and worktop with single sink and drainer

Guest cloakroom

Guest cloak room with low level cistern and hand wash basin plus utilities cupboard.

First floor landing

Landing space with loft hatch leading to all four bedrooms and family bathroom.





Master bedroom

12'19 x 13'02 (3.66m x 4.01m)

Master double bedroom with access through to en suite and double glazed window to front elevation.

En suite

En suite with three piece suite to include shower cubicle, hand wash basin and low level cistern.

Bedroom two

14'36 x 10'35 (4.27m x 3.05m)

Double bedroom with double glazed window to rear elevation.





Bedroom three

13'40 x 9'42 (3.96m x 2.74m)

Double room with double glazed window to front elevation.

Bedroom four

10'19 x 7'52 (3.05m x 2.13m)

Large single room with double glazed window to the rear elevation.

Family bathroom

Family bathroom with bath, low level cistern and hand wash basin.

Double glazed window to rear elevation.

Outside





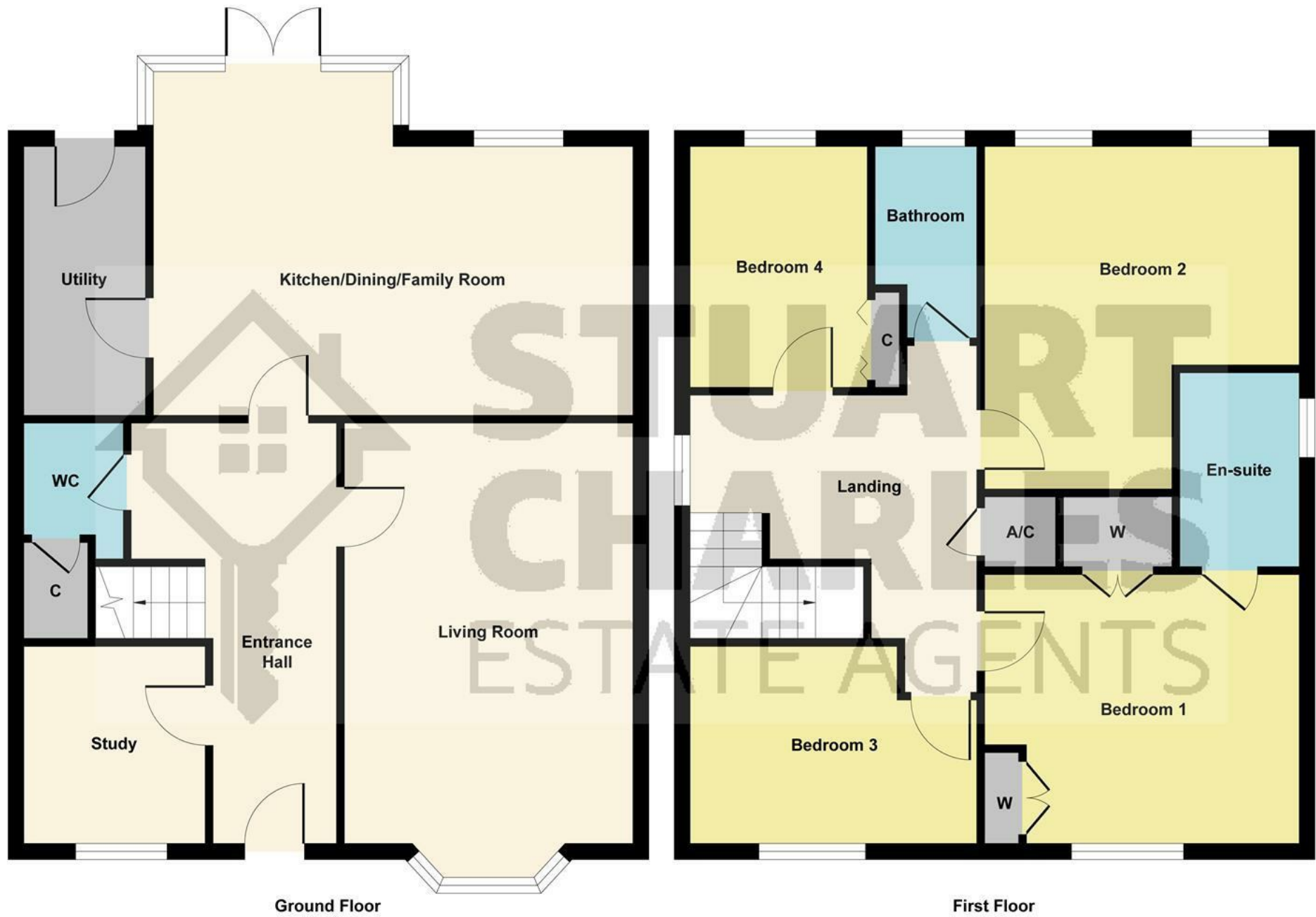


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Front; Manicured front garden with lawn and mature shrubs.

Driveway to side for 3 or more cars with access to single garage.

Rear; Patio area leading to lawn and surrounded by timber fencing and mature shrubs.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		