

BELVOIR!

YARDLEY CLOSE, CORBY, NN17 2YE

£315,000 FREEHOLD





Just a short walk from Studfall Infant School is this wonderful four bedroom detached family residence which provides spacious & versatile accommodation over two floors & is tucked away in a small development of only similar type properties.

The spacious living accommodation includes a study with bay window & window box, carpeted living room which leads to the 15' brick construction conservatory with new fully insulated roof & a modern sage fully fitted kitchen with integrated appliances & wood composite work surfaces. The ground floor is also home to the fourth bedroom which is generous double & benefits from built in wardrobes & cloakroom.

Three further double bedrooms are located on the first floor with the master enjoying built in wardrobes & double shower en-suite facilities. A classic three piece bathroom services the remaining bedrooms.

Externally there is loads of space to enjoy with ample off road parking to the front which is provided by a block paved & tarmacked driveway.

The fully enclosed south facing garden is ideal for the summer evenings & is mainly laid to lawn with a spacious slabbed patio, shed, and mature borders with shrubs. Viewing is highly recommended to enjoy all the accommodation on offer.

EPC Rating C.



ENTRANCE HALL Double glazed door to front, double glazed window to front, radiator, laminate flooring, stairs raising to first floor.

STUDY 8' 04" x 10' 07" (2.54m x 3.23m) Double glazed bay window to front with window box, radiator, laminate to flooring.

LOUNGE 13' 09" x 11' 02" (4.19m x 3.4m) Double glazed French doors, TV point, telephone point, under stairs cupboard, carpet to flooring, downlighters.

CONSERVATORY 15' x 10' 07" (4.57m x 3.23m) UPVC and brick construction with fully insulated roofing, French doors opening onto garden, double glazed windows to rear and sides, wall lights, radiator, tiled flooring.

KITCHEN/BREAKFAST ROOM 11' 04" x 11' 04" (3.45m x 3.45m) Double glazed window to side, double glazed bay window to rear with French doors opening onto garden, modern fitted kitchen consisting of wall and base level units with wood composite worktops over, integrated eye level oven, integrated microwave, integrated halogen four ring hob with hood over, integrated fridge/freezer, integrated washing machine, stainless steel one and half bowl sink and drainer, radiator, downlights, vinyl to flooring.

CLOAKROOM 3' x 7' (0.91m x 2.13m) Double glazed window to side, low level WC, wall mounted wash hand basin, tiled splash backs, radiator, vinyl to flooring.

BEDROOM FOUR 16' x 7' 08" (4.88m x 2.34m) Double glazed window to front, built in wardrobe, radiator, carpet to flooring, downlights.



FIRST FLOOR LANDING Stairs leading from entrance hall, airing cupboard, loft access, radiator, carpet to flooring.

BEDROOM ONE 12' x 11' 06" (3.66m x 3.51m) Double glazed window to front, built-in wardrobes, telephone point, radiator, carpet to flooring, downlights.

EN SUITE 6' 09" x 4' 11" (2.06m x 1.5m) Double glazed window to front, double shower cubicle, low level WC, pedestal wash hand basin, extractor fan, radiator, part tiling walls, downlighters.

BEDROOM TWO 13' 05" x 9' 03" (4.09m x 2.82m) Double glazed window to rear, radiator, carpet to flooring, ceiling light.

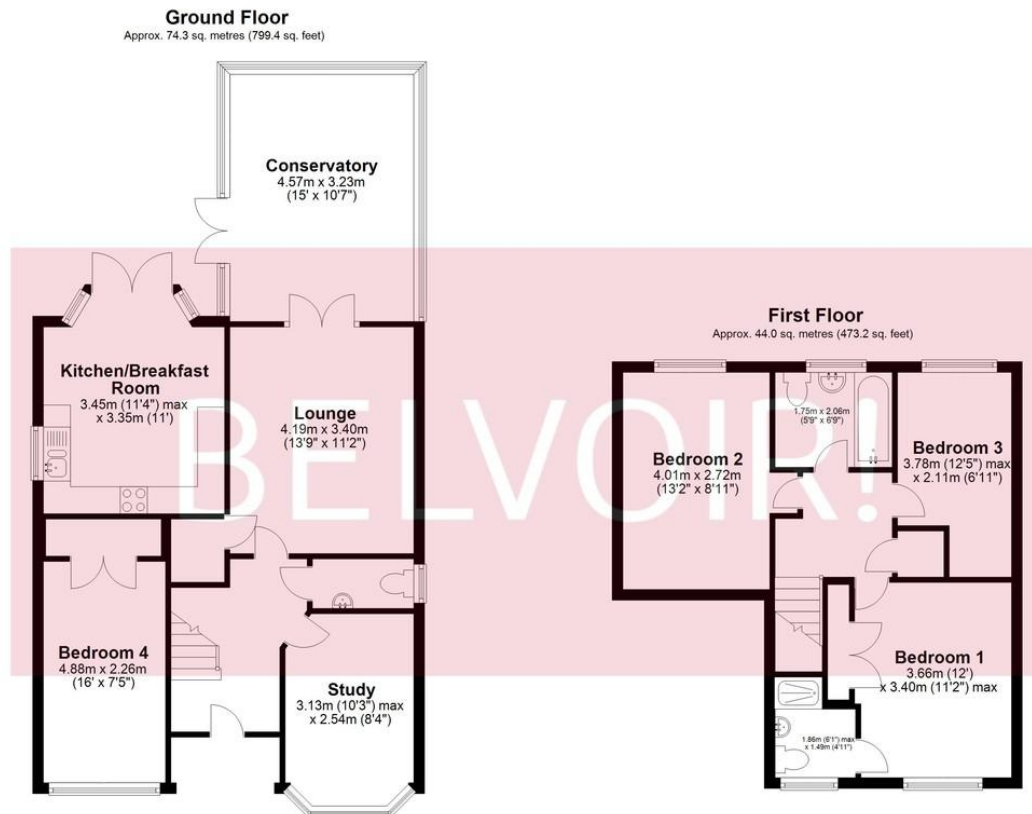
BEDROOM THREE 12' 03" x 6' 11" (3.73m x 2.11m) Double glazed window to rear, radiator, carpet to flooring, ceiling light.

BATHROOM 6' 09" x 5' 09" (2.06m x 1.75m) Double glazed window to rear, panelled bath with mixer taps with telephone shower attachment, low level WC, pedestal wash hand basin, extractor fan, radiator, part tiled walls, vinyl to flooring, downlights.

EXTERNAL Front - Block paved driveway providing ample off road parking.

Rear - Fully enclosed south facing garden, mainly laid to lawn, spacious patio, mature shrubs and flower beds, side gated access.





Total area: approx. 118.2 sq. metres (1272.6 sq. feet)

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