



2 Briery Close, Great Oakley, Corby, NN18 8JG



# £448,000

Stuart Charles are delighted to offer for sale this four bedroom detached home located on the Great Oakley area in Corby. Positioned in a quiet Cul de sac and with a larger than average plot an early viewing is recommended to avoid missing out on this home. The accommodation on offer comprises to the ground floor of large entrance hall with the stairs rising to the first floor landing and doors leading to a large lounge, kitchen, utility, ground floor W.C, dining room and Study. To the first floor are four well proportioned rooms and a family bathroom, the master bedroom benefits from a three piece en-suite shower room. Outside to the front off road parking is provided for several vehicles with a large block paved driveway leading to a double garage and a laid lawn. The rear garden has a large patio that leads into a mixture of established lawn, mature bushes and plants. The entire garden is enclosed by timber fencing to all sides with gated access to the front.. Although in need of modernisation this home offers great value and an opportunity to live in this sought after street. Call now to book a viewing.

- NO CHAIN
- LARGE PRIVATE REAR GARDEN
- EN-SUITE TO THE MASTER
- DOWNSTAIRS GUEST WC
- GOOD TRANSPORT LINKS
- LARGE DRIVEWAY AND DOUBLE GARAGE
- THREE RECEPTION ROOMS
- UTILITY ROOM
- CUL-DE-SAC LOCATION

## Entrance Hall

Entered via a double glazed door, radiator, telephone point, archway to kitchen, doors to:

## Guest WC

Featuring a two piece suite with a low level wash hand basin, pedestal, radiator and double glazed window to the front elevation.

## Dining Room

11'2 x 10'2 (3.40m x 3.10m )

## Lounge

15'8 x 15'4 (4.78m x 4.67m)

Double glazed window to side elevation, radiator, tv point, telephone point, double glazed patio doors to rear elevation.

## Study

9'8 x 7'2 (2.95m x 2.18m)

Radiator, under stairs storage, telephone point, double glazed window to front elevation.







## Kitchen

Fitted to comprise a range of base and eye level units with a single sink and drainer, space for free standing cooker, space for free standing fridge/freezer, radiator, double glazed window to front elevation, door to:

## Utility Room

8' x 5'6 (2.44m x 1.68m )

Featuring a range of base and eye level units, plumbing for washing machine, space for tumble dryer, double glazed window to front elevation, double glazed door to rear elevation





### Landing

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

### Bedroom One

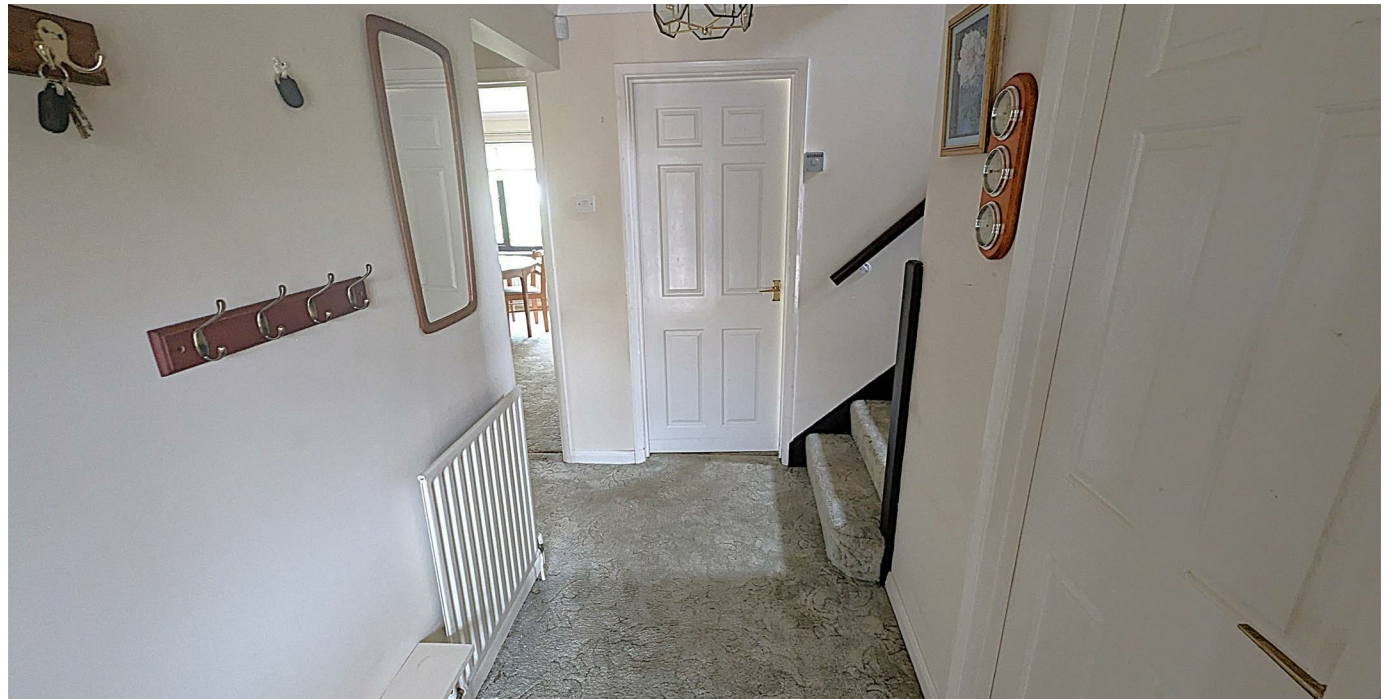
15' x 9'8 (4.57m x 2.95m )

Double glazed window to the rear elevations, built in double wardrobe, radiator, door to:

### En-Suite

7'11 x 3'11 (2.41m x 1.19m)

Featuring a three piece suite walk-in shower, low level pedestal, low level wash and basin, double glazed window to the side elevation, radiator.







### Bedroom Two

11' x 9'8 (3.35m x 2.95m)

Double glazed window to the rear elevations, built in double wardrobe, radiator, door to:

### Bedroom Three

11'1 x 9'9 (3.38m x 2.97m)

Double glazed window to the front elevations, built in double wardrobe, radiator, door to:

### Bedroom Four

9'9 x 6'6 (2.97m x 1.98m)

Double glazed window to the front elevations, built in double wardrobe, radiator, door to:





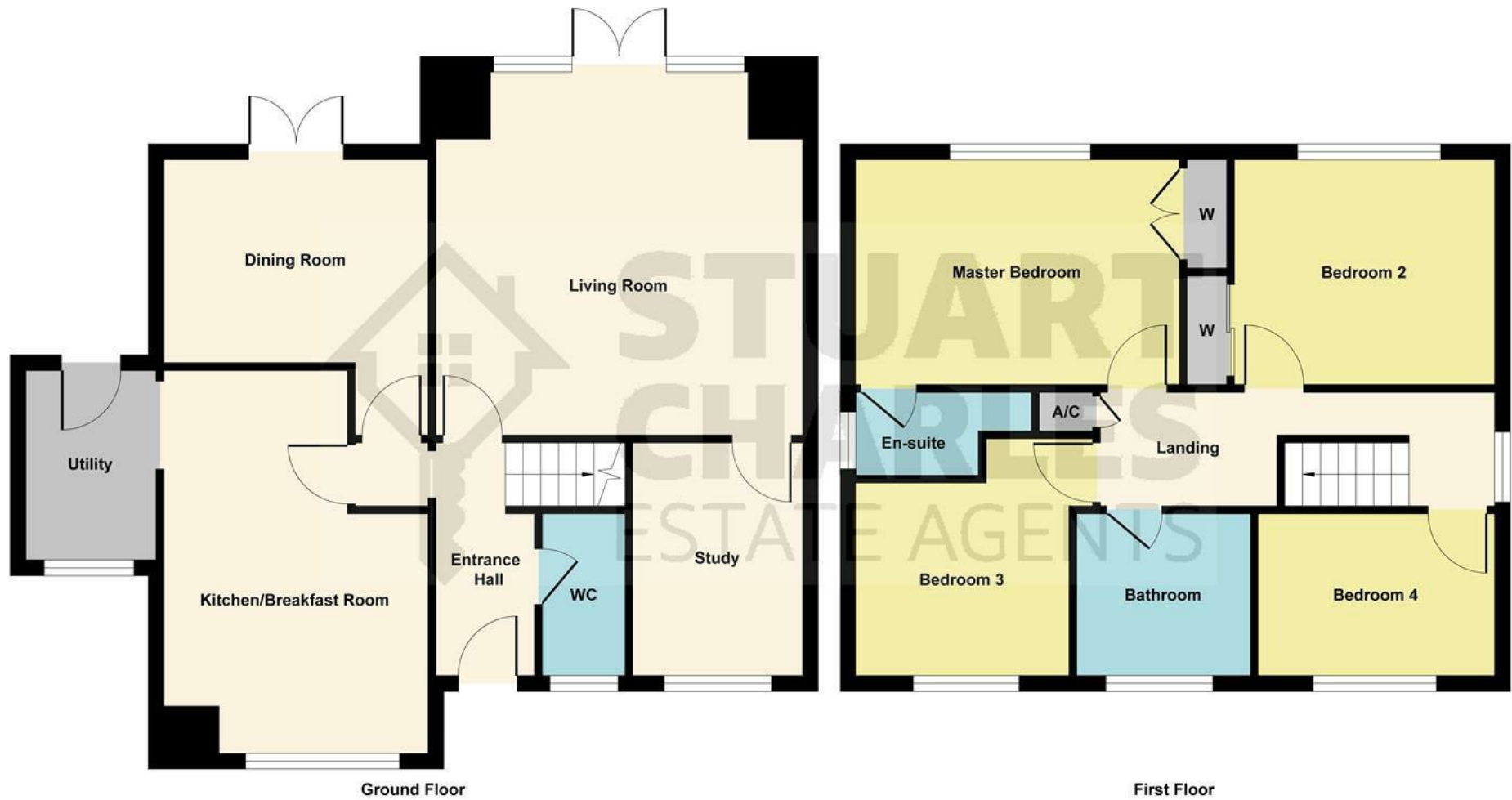


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



### Bathroom

7'2 x 5'5 (2.18m x 1.65m)

Featuring a three piece suite with a panel bath with electric shower over, low level pedestal and wash hand basin, extractor fan, radiator.

### Outside

Outside to the front off road parking is provided for several vehicles with a large block paved driveway leading to a double garage and a laid lawn.

The rear garden has a large patio that leads into a mixture of established lawn, mature bushes and plants.

The entire garden is enclosed by timber fencing to all sides with gated access to the front

### Double Garage

Electric roller door, up and over door, power and lights.

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