



2 Rochester Road, Corby, NN18 8PX



**STUART  
CHARLES**  
ESTATE AGENTS

# £343,000

Stuart Charles are delighted to offer FOR SALE this four bedroom detached family home located in the Oakley Vale area of Corby. Situated a short walk away from multiple primary schools, Brooke Weston Academy and Oakley vale shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest WC, large open plan, kitchen/diner with breakfast bar/island unit, separate lounge, study, dining room and a conservatory. To the first floor are four double bedrooms with en-suite to the master and a three piece family bathroom, all of the bedrooms also benefit from built in wardrobes. To the front is a low maintenance hard standing area and a small laid lawn with gravel border, to the rear a large patio area leads up to a raised decking area and a large low maintenance gravel area to the side. A driveway at the rear provides off road parking and access to the garage, there is also a side gate access to the rear garden. A feature of the garden is a purpose built bar area which great for hosting garden parties. Call now to book a viewing!!

- GOOD SIZED LOUNGE
- SEPERATE DINING ROOM AND STUDY
- GUEST W.C
- EN-SUITE TO MASTER AND THREE PIECE FAMILY SHOWER ROOM
- LARGE WRAP AROUND GARDEN WITH OFF ROAD PARKING AND GARAGE
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- FOUR DOUBLE BEDROOMS ALL WITH FITTED WARDROBES
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- A SHORT WALK TO SCHOOLS AND SHOPS

## Entrance Hall

Entered via a double glazed door, radiator,

## Guest WC

Fitted to comprise a three piece suite consisting of a low level pedestal, low level wash hand basin, radiator, double glazed window.

## Lounge

15'10 x 9'11 (4.83m x 3.02m)

Double glazed window to front elevation,

radiator, Tv point, telephone point, glass block light cubes to dining room.

## Kitchen/Diner

16'3 x 13'2 (4.95m x 4.01m)

Fitted to comprise a range of base and eye level units with a one and half bowl sink and drainer, space for free standing range cooker, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated under counter freezer radiator, double glazed windows to side and rear elevations,







under stairs storage cupboard, the breakfast bar/island unit feature's a wine cooler, archway to:

### Dining Room

9'9 x 7'7 (2.97m x 2.31m)

Radiator, double glazed door to:

### Conservatory

9'5 x 8'10 (2.87m x 2.69m)

Brick built base, double glazed windows to side and rear elevations.

### Study

10'8 x 9'3 (3.25m x 2.82m)

Double glazed window to front and side elevation, radiator.





## Landing

Loft access, double glazed window, doors to:

## Bedroom One

15'9 x 8'4 (4.80m x 2.54m )

Two double glazed windows to rear elevation, double glazed window to side elevation, radiator, TV point, telephone point, door to:

## En-suite

6'8 x 3'11 (2.03m x 1.19m)

Fitted to comprise a three piece suite consisting of a mains feed shower cubicle, low level wash hand basin, low level pedestal, radiator, extractor fan, double glazed window to side elevation.





### Bedroom Two

12'2 x 10 (3.71m x 3.05m)

Double glazed window to front elevation, TV point, loft access, built in wardrobe, airing cupboard, radiator.

### Bedroom Three

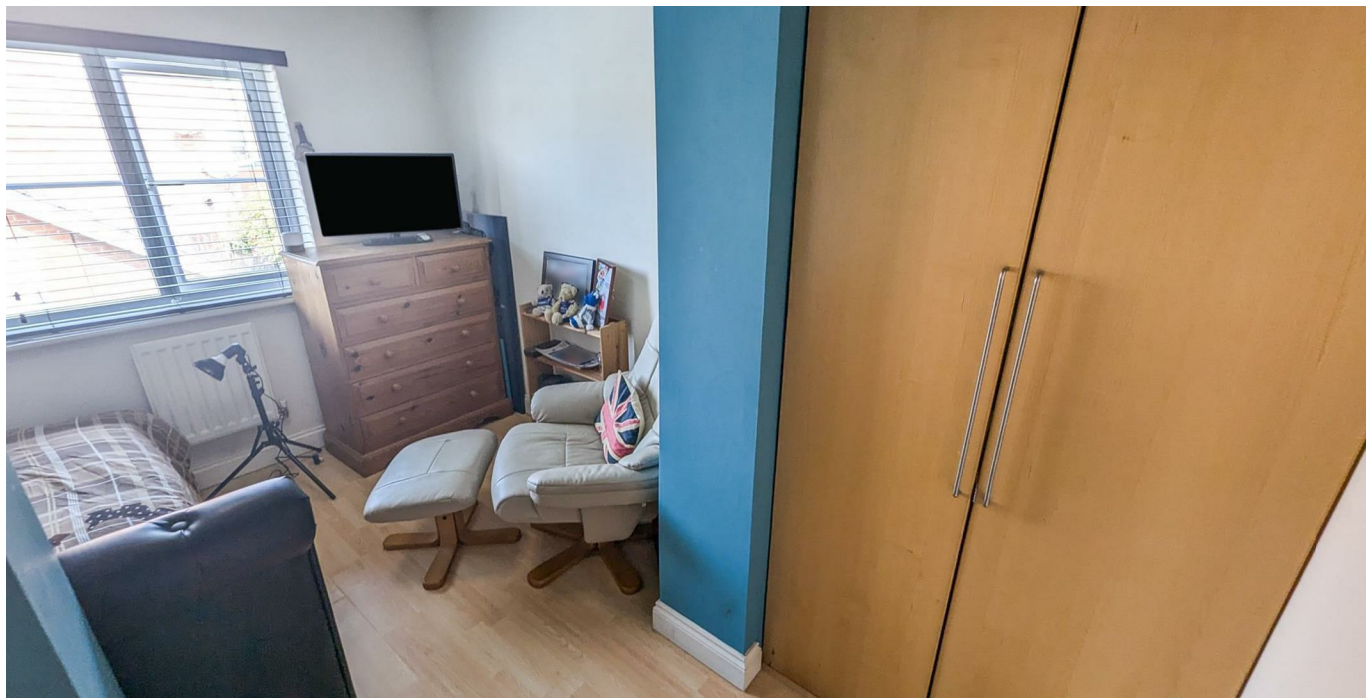
11'4 x 10'11 (3.45m x 3.33m)

Double glazed window to front elevation, radiator, TV point, fitted with a built in wardrobe.

### Bedroom Four

12' x 9'9 (3.66m x 2.97m)

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





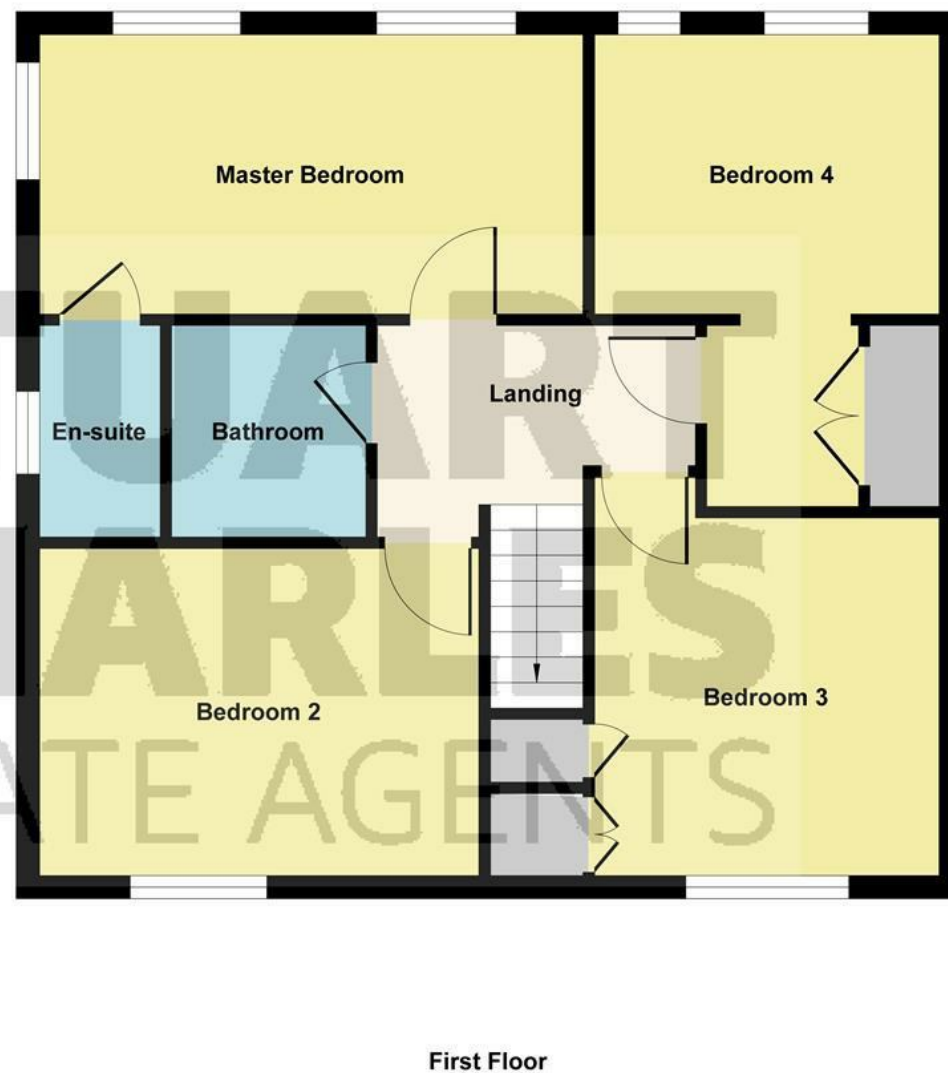


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



### Shower Room

Fitted to comprise a three piece suite consisting of a mains feed double shower cubicle, low level pedestal, low level wash hand basin, radiator, double glazed window to side elevation.

### Outside

Front: A low maintenance frontage consists of a hard standing area, laid lawn and gravel area.

Rear: A large patio area leads up onto a decked area and to a large low maintenance gravel area to the sides and purpose built garden.

Garage: With up and over door, pedestrian door to garage, power and light connected. Off road parking is located in front of the garage.

| 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>                            | 77      | 80        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |