



17 Yardley Close, Corby, NN17 2YE



**STUART  
CHARLES**  
ESTATE AGENTS



# £260,000

**\*\*OPEN HOUSE ON 30/08/25\*\*NOW FULLY BOOKED\*\***Stuart Charles are delighted to offer FOR SALE this THREE/FOUR bedroom detached family home located in the popular Shire Area of Corby. Located a short walk away from multiple schools and shops. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen/breakfast room, ground floor bedroom/family room and a wet room. To the first floor are three good sized bedrooms, a three piece family bathroom and a three piece en-suite to the master bedroom. Outside to the front is a block paved area a driveway which provides off road parking. To the rear a patio area leads onto a low maintenance laid lawn while the entire garden is enclosed by timber fencing to all sides. Call now to view!!

- NO CHAIN
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR WET ROOM
- THREE PIECE FAMILY BATHROOM
- WALKING DISTANCE TO SHOPS
- GOOD SIZED LOUNGE
- FAMILY ROOM/BEDROOM FOUR
- THREE BEDROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS

## Entrance Hall

Entered via a double glazed door, radiator, door to:

## Lounge

16'0" x 10'0" (4.88m x 3.05m)

Double glazed window to front elevation, radiator, tv point, telephone point, doors to:

## Kitchen/Breakfast Room

19'4 x 7'8 (5.89m x 2.34m)

Fitted to comprise a range of base and eye level units with a single sink and drainer, hob with extractor fan, electric oven, space for dishwasher, space for fridge/freezer, space for automatic washing machine, double glazed window to rear elevation, double glazed french doors to rear elevation.

## Bedroom Four/Family Room

17 x 8'4 x 7'6 (5.18m x 2.54m x 2.29m)













### **Wet Room**

6'4 x 4'6 (1.93m x 1.37m)

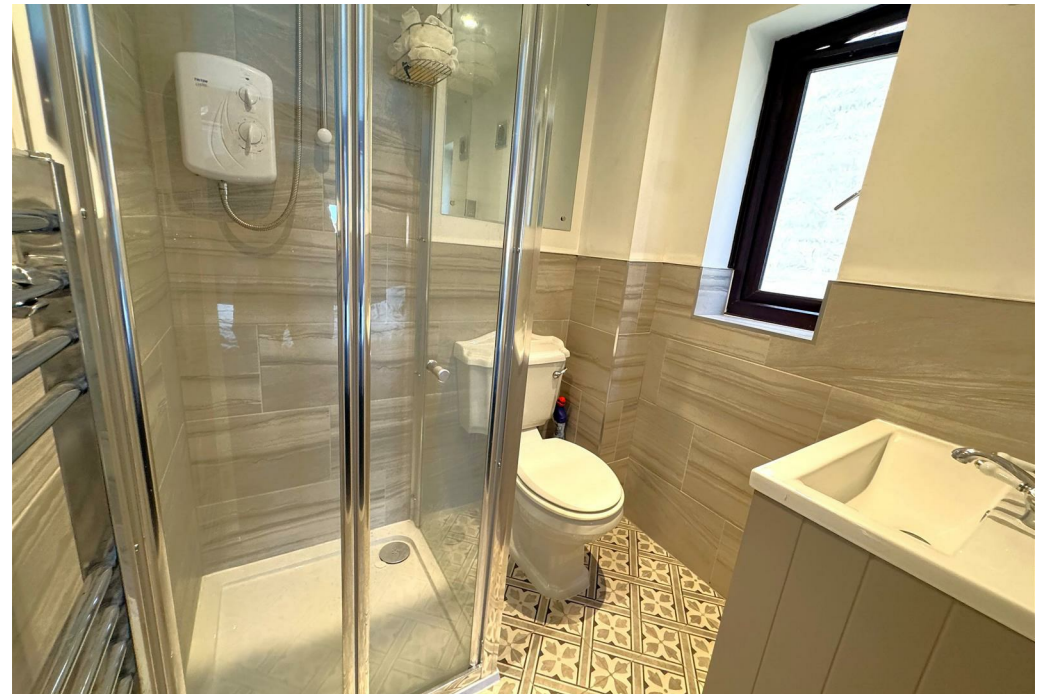
Fitted to comprise of a low level pedestal, low level hand wash basin, walk in shower, double glazed window to side elevation, radiator.

### **First Floor Landing**

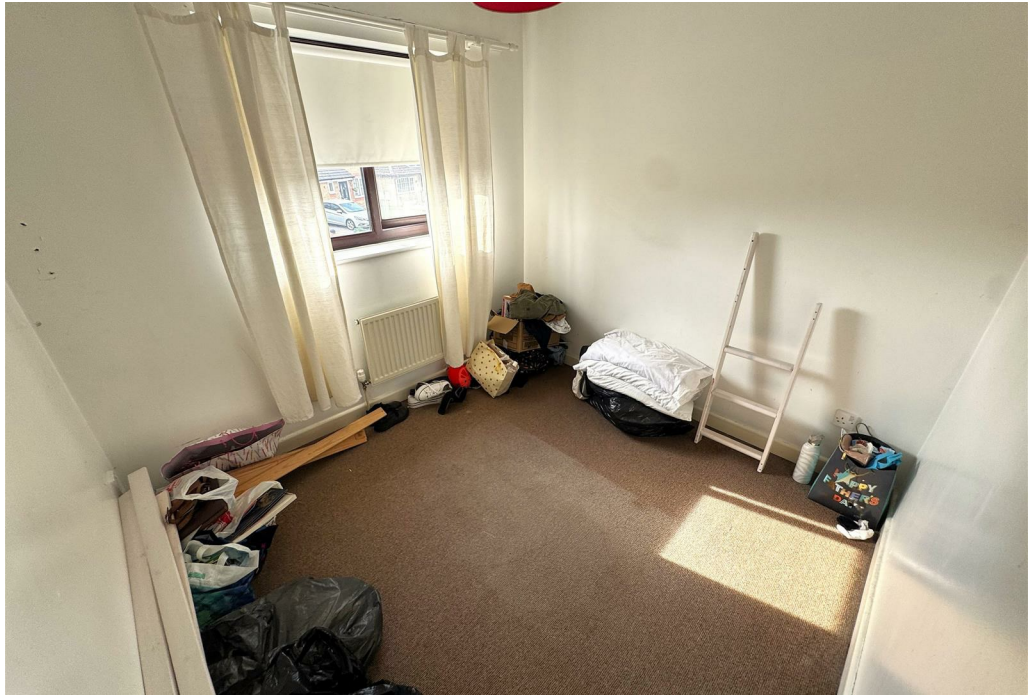
### **Bedroom One**

10'6 x 10'6 (3.20m x 3.20m)

Double glazed window to rear elevation, radiator, built in double wardrobes, tv point, door to:









### En-Suite

5'4 x 5 (1.63m x 1.52m)

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

### Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)

Double glazed window to front elevation, radiator

### Bedroom Three

10' x 8'6 x 8'6 (3.05m x 2.59m x 2.59m)

Double glazed window front elevation, radiator









## **Bathroom**

8 x 6'4 (2.44m x 1.93m)

Re-Fitted to comprise a three piece suite consisting of a panel bath with mixer shower tap over, low level pedestal, low level wash hand basin, radiator, double glazed window to rear elevation.

## **Outside**

Front: A large block paved driveway provides off road parking for multiple vehicles, mature tree and low maintenance laid lawn, gated access is provided to the rear.

Rear: A large patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides.









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



