



STUART
CHARLES
FOR SALE
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www.stuartcharles.co.uk

Wren Close, Corby

**STUART
CHARLES**
ESTATE AGENTS

£310,000

We are delighted to present this attractive and well-maintained four-bedroom detached family home, constructed by Messrs Redrow Homes. This superb property provides generous and thoughtfully arranged accommodation, ideal for modern family living.

Upon entering the property, you are welcomed into a bright and inviting interior. The standout feature of the ground floor is the impressive 27ft lounge/diner, offering an excellent open space for both everyday living and entertaining, with ample room for both seating and formal dining areas. The fully fitted kitchen is well-appointed with a range of units and work surfaces, complemented by a separate utility room providing additional practicality and storage.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a family bathroom, making the layout perfectly suited to growing families or those requiring flexible space for home working.

Externally, the property enjoys an enclosed rear garden, offering a private and secure outdoor space ideal for relaxation, entertaining, or family use. To the front, there is off-road parking along with a single garage, providing further convenience and storage.

This is a fantastic opportunity to acquire a spacious and well-presented family home in a desirable residential setting, ready for immediate occupation and with the added benefit of no onward chain.

- Four bedroom Detached
- Oakley Vale shops within walking distance
- Close to Schooling
- Cul de sac
- Private rear garden
- Great Location
- Single garage and driveway
- Close to all amenities
- Established neighbourhood

Entrance Hall

With door to the front elevation, Upvc double glazed window to the front elevation, under stairs storage cupboard, radiator, telephone point, smooth ceiling. Doors leading to the lounge, kitchen and cloakroom, stairs rising to the first floor.

Guest W.C

Fitted with a white two piece suite to include low level w/c, wash hand basin with splash back tiling, fuse box,

radiator, smooth ceiling. Upvc double glazed opaque window to the front elevation.

Lounge/Diner

27'7" x 10'5" (8.43m x 3.18m)

Upvc double glazed window to the front elevation, Upvc double glazed patio doors to the rear elevation providing access to the garden, to include two radiators, television and telephone points, smooth ceiling. Door from dining area providing access to the kitchen.







Kitchen

13'10" x 10'2" (4.24m x 3.12m)

Fully fitted modern kitchen with a range of matching wall and base units with complimentary work surfaces over and splash back tiling, inset stainless steel one and a half bowl sink drainer, integrated double electric oven with gas hob and cooker hood over, space for fridge freezer, radiator, smooth ceiling

Utility Room

Fitted with wall units, to include central heating boiler housed in unit, work surfaces with splash back tiling, under unit space and plumbing for washing machine, smooth ceiling. Door to the side elevation onto driveway.





First Floor Landing

With Upvc double glazed window to the side elevation, smooth ceiling providing access to loft space, radiator.

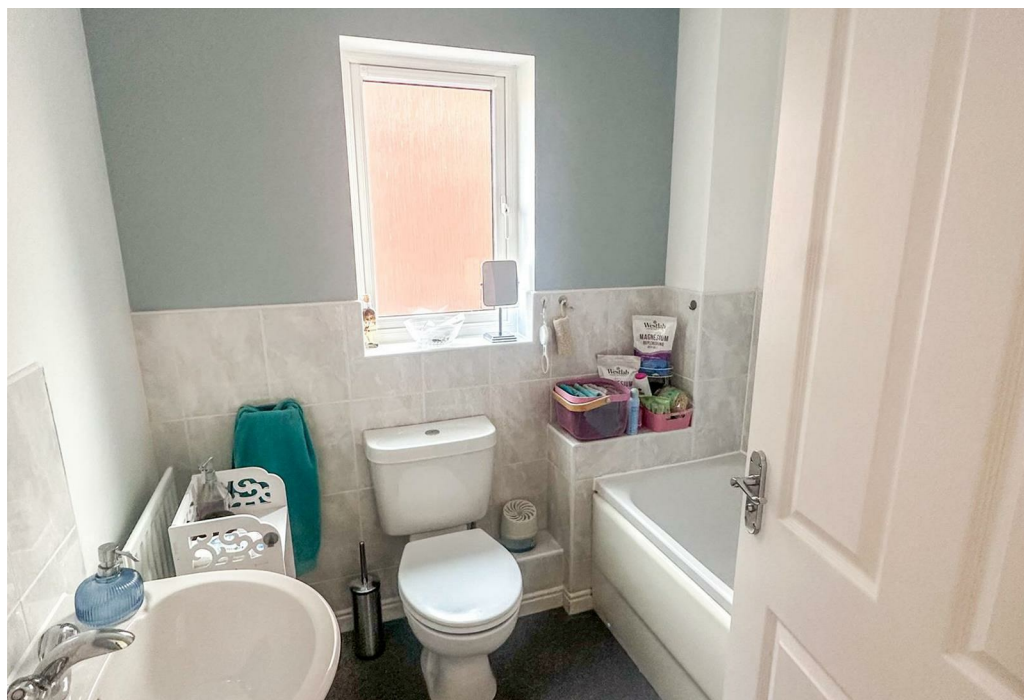
Bedroom One

4.70m max x 2.84m

With Upvc double glazed window to the front elevation, radiator, television and telephone points, smooth ceiling. Door providing access to:

En-Suite

Fitted with a white three piece suite to include fully tiled shower cubicle, wash hand basin, low level w/c, part tiled walls, shaver point, extractor fan, smooth ceiling. Upvc double glazed frosted window to the side elevation.





Bedroom Two

2.97m x 2.84m

With Upvc double glazed window to the rear elevation, radiator, smooth ceiling.

Bedroom Three

2.90m x 2.01m

With Upvc double glazed window to the front elevation, radiator, cupboard housing hot water tank with shelving, smooth ceiling.

Bedroom Four

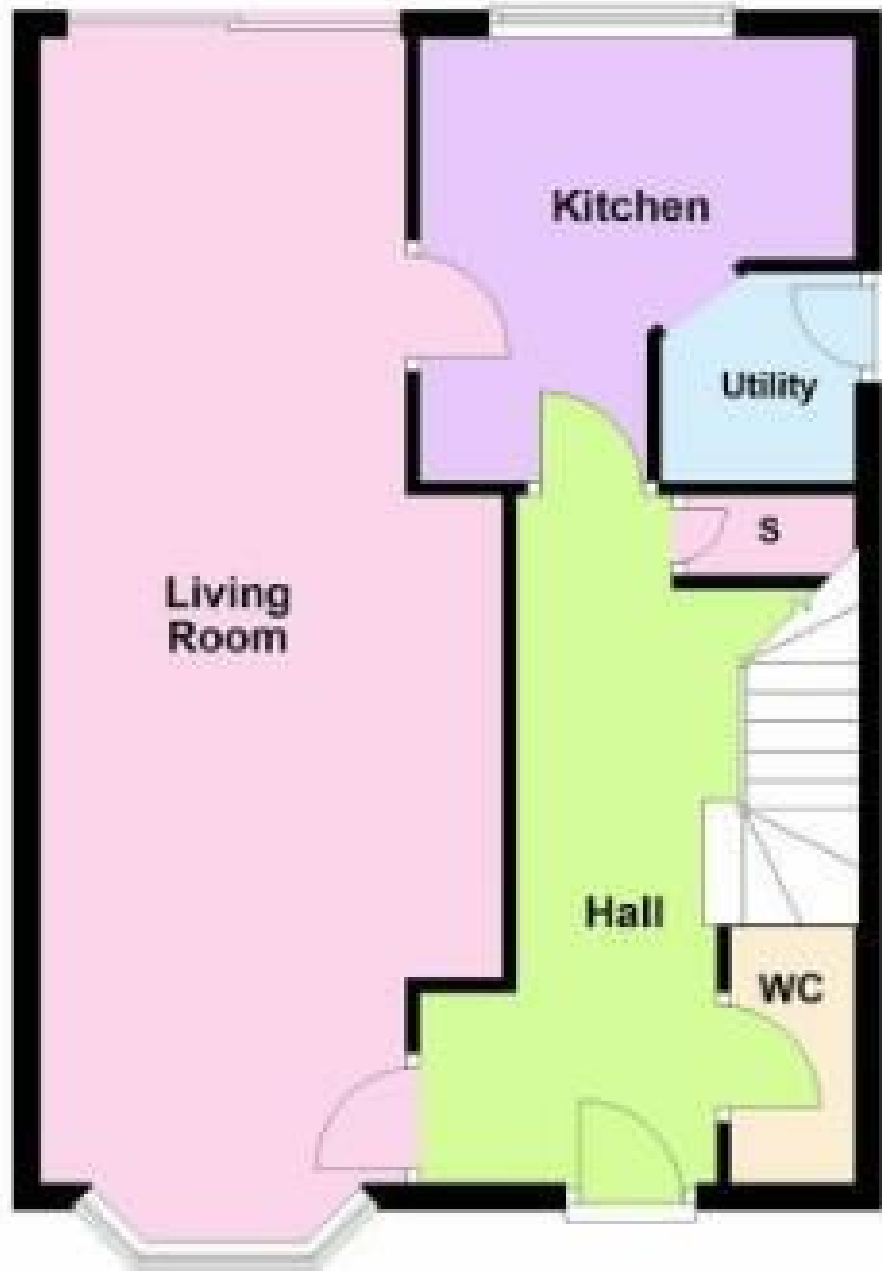
2.90m x 2.06m

With Upvc double glazed window to the rear elevation, radiator, smooth ceiling.





Ground Floor



First Floor





Bathroom

Fitted with a white three piece suite to include bath with mixer tap and shower attachment, wash hand basin, low level w/c, part tiled walls, radiator, extractor fan, smooth ceiling. Upvc double glazed opaque window to the side elevation.

Outside

Front Of Property

Small lawn area, paved path providing access to the front door, tarmac driveway provides access to the garage. Gated access to the rear garden.

Garage

Single garage with up and over door.

Rear Garden

Mainly laid to lawn with a small patio seating area, fully enclosed by fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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	