



1 Cambium Close
Kettering, NN16 9US



Simpson & Partners

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About the Property

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Upon entering the property, you'll be greeted by the stylish entrance hall, complete with Karndean flooring and a convenient downstairs WC. The heart of the home is the beautiful bay-fronted lounge, featuring a stunning feature fireplace with a log burner, perfect for cozying up on chilly evenings. The adjacent family room with access to the rear garden and a study providing additional space for relaxation and productivity.

The kitchen/dining room is a true hub of the home, equipped with built-in and integrated appliances, making meal preparation and entertaining a breeze. A convenient side porch offers access to the garage and the beautifully landscaped rear garden, perfect for alfresco dining and outdoor living.

The galleried landing leads to the four bedrooms, including the impressive master suite, complete with a walk-in wardrobe and a luxury fitted en-suite shower room. The family bathroom is equally impressive, with its own luxury fittings. Additional features include off-road parking, a front garden, EV charging point, landscaped rear garden and a covered storage area.

This stunning family home is a must-see, and an internal viewing is essential to appreciate its many unique features and charms. Don't miss out on this incredible opportunity to make this house your dream home.

Woodland Maintenance Charge approx. £229 per annum

Offers In Excess Of £535,000



Entrance Hall:
Downstairs WC:
Lounge:
Family Room:
Study:
Kitchen/Dining Room:
Side Porch:
Galleried Landing:
Bedroom 1:
Walk In Wardrobe:
En-Suite Shower Room:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bathroom:
Outside:
Front Garden:








Landscaped Enclosed Rear Garden







Energy Efficiency Rating

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

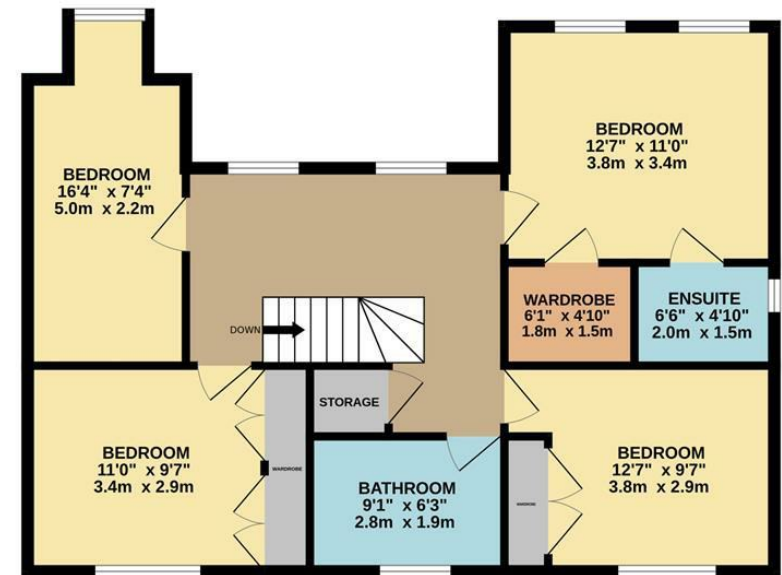


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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