



9 Hillcrest Avenue  
Kettering, NN15 7NG



**Simpson & Partners**



Available with no onward chain, this three bedroom semi-detached home enjoys a convenient location within easy reach of Kettering town centre, offering the perfect combination of accessibility and residential charm. The property showcases an attractive bay fronted facade that immediately captures attention and sets the tone for the quality that awaits within.

Having recently undergone partial refurbishment, this home has been thoughtfully updated to meet contemporary standards of comfort and style. The modernisation program encompasses a new kitchen/dining room with built in appliances, a new bathroom suite, fresh decorative schemes applied throughout the interior, and new floor coverings.

The accommodation flows effortlessly from the entrance hall into the bay fronted sitting room, where natural light floods through the generous windows creating an inviting space for relaxation and entertainment. The heart of the home is undoubtedly the superb kitchen/dining room, a versatile space that has been fitted with built in stainless steel oven, hob with extractor hood over. This outstanding room benefits from a practical utility area that keeps household tasks organized and convenient, while sliding patio doors provide seamless access to the property's crowning outdoor feature: an impressively large garden that offers tremendous scope for outdoor living, entertaining, and gardening pursuits.

Ascending to the first floor reveals three bedrooms, with the principal bedroom featuring an elegant bay window that mirrors the attractive frontage below. The accommodation is complemented by a contemporary white three piece bathroom suite that exemplifies modern styling and functionality. Practical amenities include off road parking to the front of the property, enhanced by gated access to the side, leading to a covered area that provides useful storage.

Offers In Excess Of £250,000



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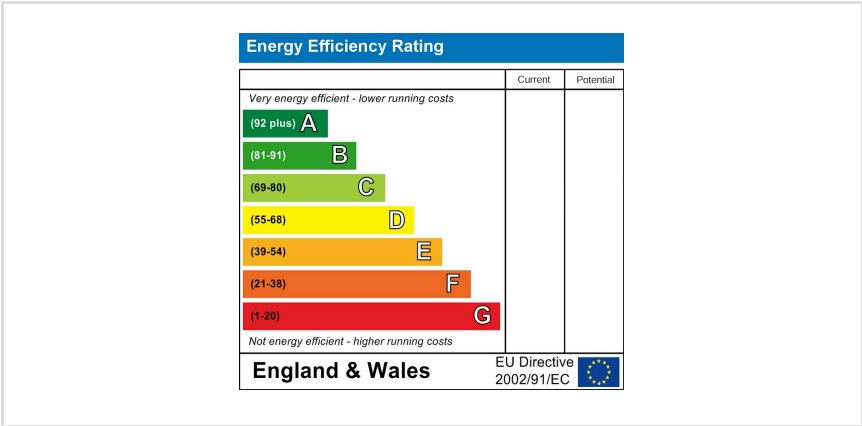
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