



7 Sunningdale Drive
Corby, Northamptonshire NN17 5EW



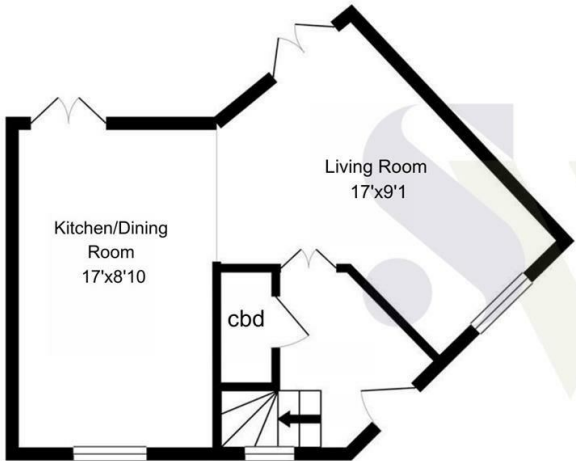
Simpson West

Situated within the highly sought-after Priors Hall Park development, this rarely available three bedroom semi detached home is presented in excellent condition throughout and offers spacious, well-designed accommodation. On the ground floor you are welcomed by an impressive reception hall featuring a large statement window that fills the space with natural light. A downstairs WC off the hallway and to the rear of the property you'll find a superb open-plan kitchen/living/dining area. The kitchen comes fully fitted with a stylish range of units and integrated appliances. Upstairs, there are three generously sized bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and en-suite shower facilities. Externally, the property features a block paved frontage and a driveway to the side, providing off-road parking for two vehicles. The rear garden is fully enclosed and mainly laid to lawn. Viewing is highly recommended. Priors Hall Urban & Civic Community Charge £282 per annum. Energy Rating-B Council Tax Band-C.

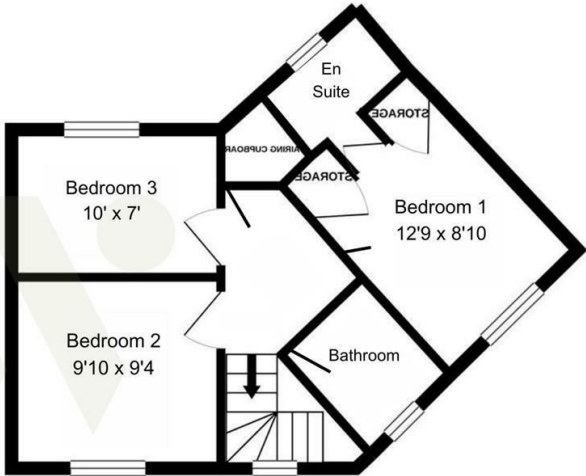
£250,000



GROUND FLOOR



1ST FLOOR



Floor plan not to scale - for guidance purposes only.
Floor plan created by Simpson West for their use.
Plan produced using PlanUp.



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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