



3 Barra Walk

Corby, Northamptonshire NN17 2GE



Simpson West

Situated in the highly sought after Shire area of Corby, this impressive four bedroom townhouse offers generous living space, modern finishes, and a versatile layout. The ground floor features an impressive open plan layout combining the kitchen, dining, and living areas into a light-filled, social space. This level also provides access to a utility room, downstairs w/c and a private, enclosed rear garden. On the first floor the property benefits from a large master bedroom featuring a Juliet balcony and ample space for wardrobes and furnishings. This floor also hosts a stylish family bathroom and a fourth bedroom. The top floor features two well proportioned double bedrooms and an additional bathroom. Additional benefits include gas central heating, double glazing throughout, and allocated parking spaces to the front of the property. With excellent local schools, amenities, and transport links all within easy reach, this property offers a fantastic opportunity to enjoy comfortable and convenient living in one of Corby's most popular areas. Viewing is highly recommended to avoid disappointment. EPC rating pending. Council Tax band C.

£280,000



Simpson West



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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