



23 Yardley Close, Corby, NN17 2YE

£355,000

*** ROOM FOR ALL THE FAMILY *** Stuart Charles are delighted to offer for sale this FOUR bedroom detached family home located in the Shire area of Corby. Situated in a quiet cul de sac and located a short walk away from several schools, shopping parades and open play area's an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, guest W.C, dining room/study, kitchen/breakfast, living room and a conservatory. To the first floor are four good sized bedrooms and a three piece family bathroom, the master bedroom also benefits from a three piece en-suite. Outside to the front a driveway provides off road parking and leads to a garage and laid lawn, to the rear a patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- MODERN KITCHEN/BREAKFAST ROOM
- DINING ROOM/STUDY AND CONSERVATORY
- EN-SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- CLOSE TO OPEN PLAY AREA'S
- LARGE LIVING ROOM
- FOUR GOOD SIZED ROOMS
- OFF ROAD PARKING AND GARAGE
- CLOSE TO SHOPS AND MAIN BUS LINK
- POTENTIAL TO USE DINING ROOM AS FIFTH BEDROOM

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, door to:

Guest W.C

Fitted to comprise a two piece suite consisting of a low level pedestal, low level wash hand basin, chrome radiator and double glazed window to front elevation.

Study/Dining Room

10'0 x 8'8 (3.05m x 2.64m)
Double glazed window to front elevation, radiator.

Kitchen/Breakfast Room

16'6 x 9'5 (5.03m x 2.87m)
Fitted to comprise a range of base and eye level units with a one and a half bowl sink, space for free standing gas range cooker with extractor fan, integrated fridge/freezer, space for







automatic washing machine, space for tumble dryer, wine cooler, archway to conservatory.

Living Room

14'10 x 10'3 (4.52m x 3.12m)

Tv point, telephone point, radiator, archway to:

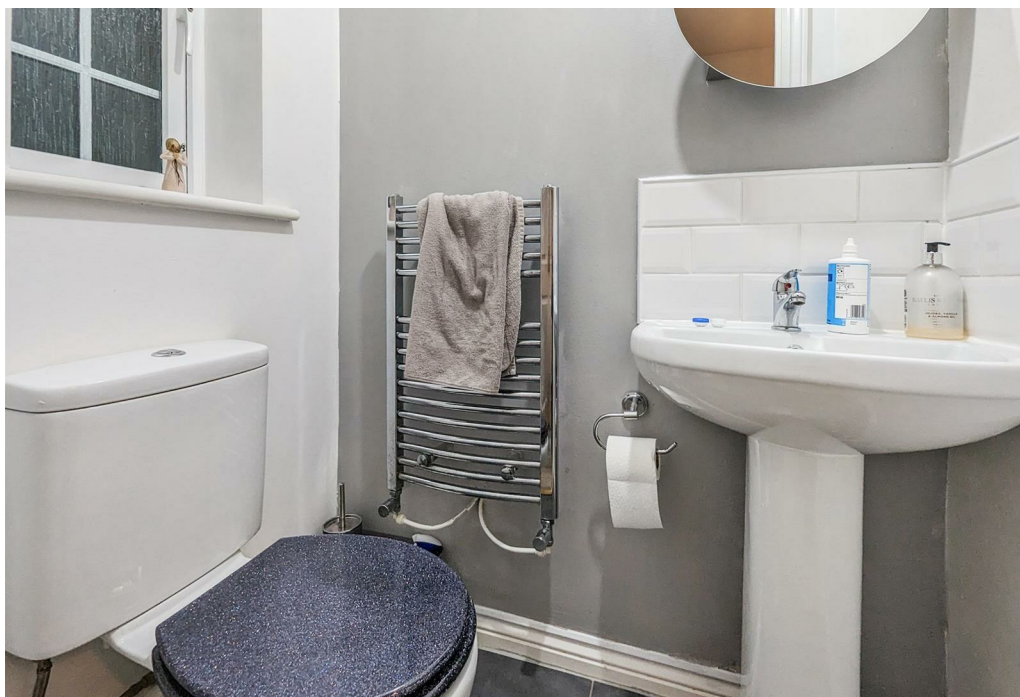
Conservatory

21'6 x 10'10 (6.55m x 3.30m)

Two radiators, archway to lounge and kitchen/breakfast room, French doors to garden.

First Floor Landing

Loft access, stairs rising from first floor landing, airing cupboard, doors to:





Bedroom One

11'9 x 11'4 (3.58m x 3.45m)

Double glazed window to rear elevation, radiator, tv point, built in wardrobes, door to:

En-Suite: Fitted to comprise a three piece suite consisting of a walk in double shower with electric shower, low level wash hand basin, low level pedestal, radiator and double glazed window to side elevation.

Bedroom Two

12'9 x 8'9 (3.89m x 2.67m)

Double glazed window to rear elevation, radiator.





Bedroom Three

11'3 x 9'3 (3.43m x 2.82m)

Double glazed window to front elevation, radiator.

Bedroom Four

9'4 x 8'2 (2.84m x 2.49m)

Double glazed window to front elevation, radiator.

Bathroom

9'2 x 6'4 (2.79m x 1.93m)

This fully tiled room is fitted to comprise a three piece suite consisting of a panel bath, low level wash hand basin, low level pedestal, radiator, double glazed window to side elevation.

Outside





Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Front: A driveway leads to an internal garage and provides off road parking for multiple vehicles and has a low maintenance laid lawn and gated access to sides.

Rear: A patio area leads to a large laid lawn and is enclosed by timber fencing all sides.

Garage: With up and over door, power and light connected.

