



37 Dolver Close, Corby, NN18 8NB



**STUART
CHARLES**
ESTATE AGENTS

£310,000

Stuart Charles are delighted to offer for sale this FOUR bedroom DETACHED family home located in the ever popular Oakley-vale area of corby. Whilst boasting of a very generous front plot, which provides potential to extend or add additional parking, the home is positioned close to a large range of amenities to including schools, shopping areas and access to local country walking route. An early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, and open plan modern kitchen/diner/family room. To the first floor are four good sized bedrooms, a three piece family shower room, and en-suite W.C. to the master bedroom. Outside to the front is a large driveway that provides off road parking for multiple vehicles and a large laid lawn. To the rear a west facing patio area leads to a larger than average laid lawn and is enclosed by timber fencing to all sides. Call now to view!!

- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LOUNGE/DINING ROOM
- EN-SUITE W.C. TO MASTER BEDROOM
- VERY GENEROUS FRONT PLOT WITH POTENTIAL TO EXTEND AND CREATE PARKING
- WALKING DISTANCE TO LOCAL SCHOOLS TO INCLUDE BROOKE WESTON
- OPEN PLAN KITCHEN/FAMILY ROOM
- STYLISH SHOWER ROOM
- WEST-FACING GARDEN
- PEACEFUL CUL-DE-SAC
- WALKING DISTANCE TO LOCAL SHOPS WITH MORRISONS BEING VERY CLOSE AND MAIN TRANSPORT LINKS

Entrance Hall

Entered via double glazed front door, radiator, stairs to first floor landing.

Living Room

14'6 x 10'8 (4.42m x 3.25m)

Double glazed window to front elevation, radiator, tv point, telephone point.

Dining Room

9'3 x 9'1 (2.82m x 2.77m)

Double glazed french doors to rear elevation, radiator.

Kitchen/Dining/Family Room

24'11 (max) 7'10 (min) x 13'1 (max) 7'8 (min) (7.59m (max) 2.39m (min) x 3.99m (max) 2.34m (min))

Fitted to comprise a range of base and eye level soft-close units with a one and a half bowl sink and drainer, four







ring induction hob with extractor, integrated electric oven, integrated fridge/freezer, integrated dishwasher, space for automatic washing machine, ceiling spotlights, two radiators, double glazed door to rear elevation, double glazed window to rear elevation, storage cupboard, double glazed door to side elevation, wall mounted boiler.

First floor landing

Loft access, doors to:

Bedroom One

12'3 x 10'10 (3.73m x 3.30m)

Double glazed window to front elevation, radiator, tv point, built in wardrobe, door to:





En-suite W.C.

4'0" x 5'1" (1.22 x 1.55)

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

Bedroom Two

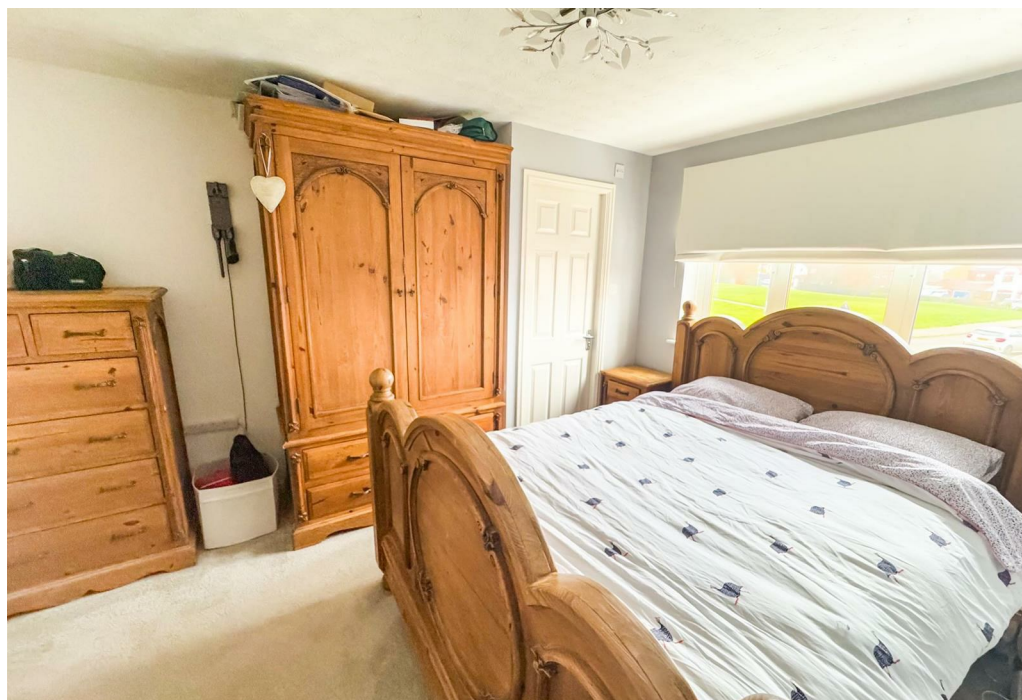
12'3 x 8'2 (3.73m x 2.49m)

Double glazed windows to front and elevation, radiator, airing cupboard.

Bedroom Three

7'8 x 8'6 (2.34m x 2.59m)

Double glazed windows to rear elevation, fitted side and overhead storage units, radiator.





Bedroom Four

8'6 x 7'3 (2.59m x 2.21m)

Double glazed windows to rear elevation, fitted side and overhead storage units, radiator.

Shower Room

6'11" x 5'7" (2.11 x 1.71)

Fitted to comprise a three piece suite consisting of walk-in shower tray with mains feed shower over, low level wash hand basin, low level pedestal, ladder radiator, ceiling spotlights, double glazed window to rear elevation.

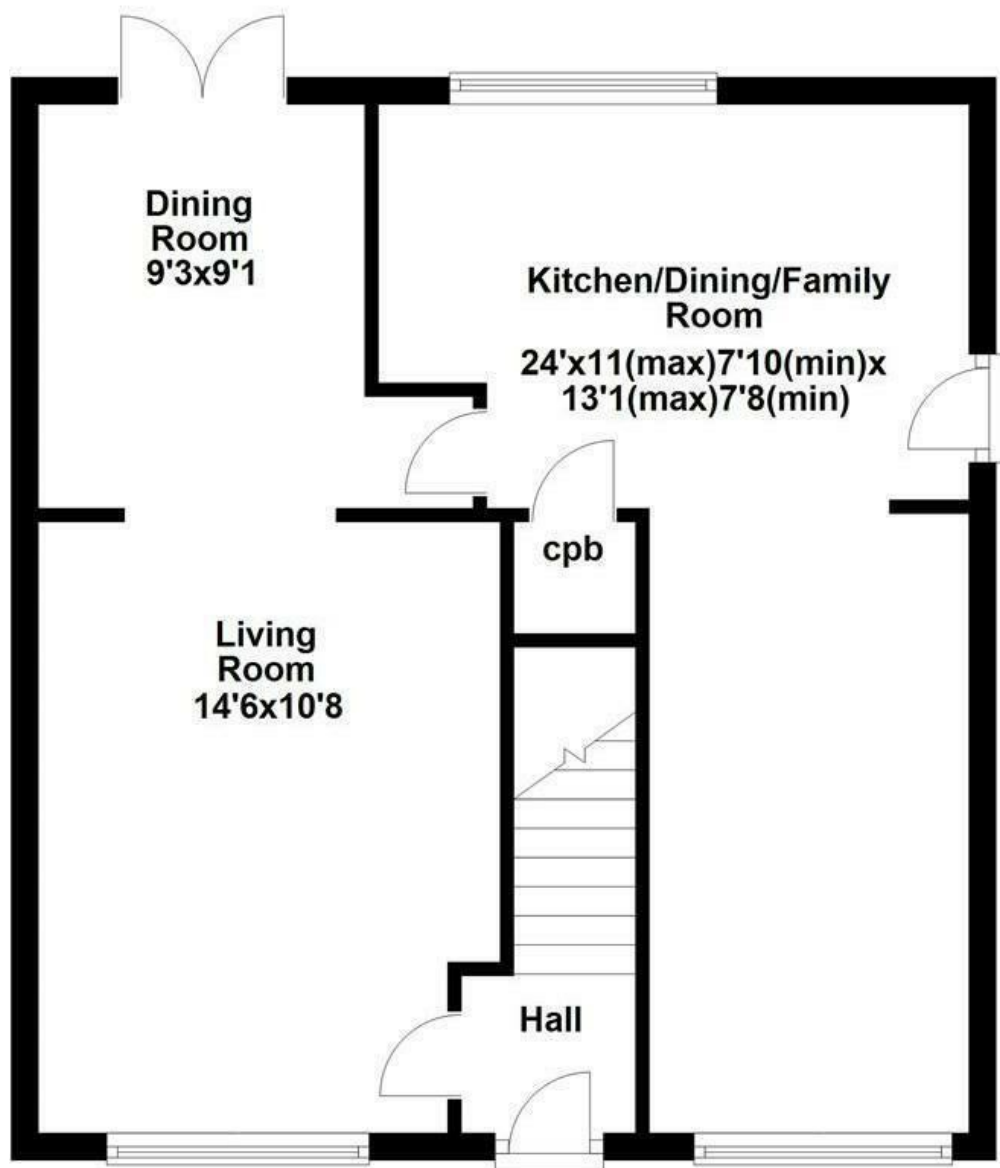
Outside

Front: A driveway provides off road parking for multiple vehicles, a very large laid lawn, which

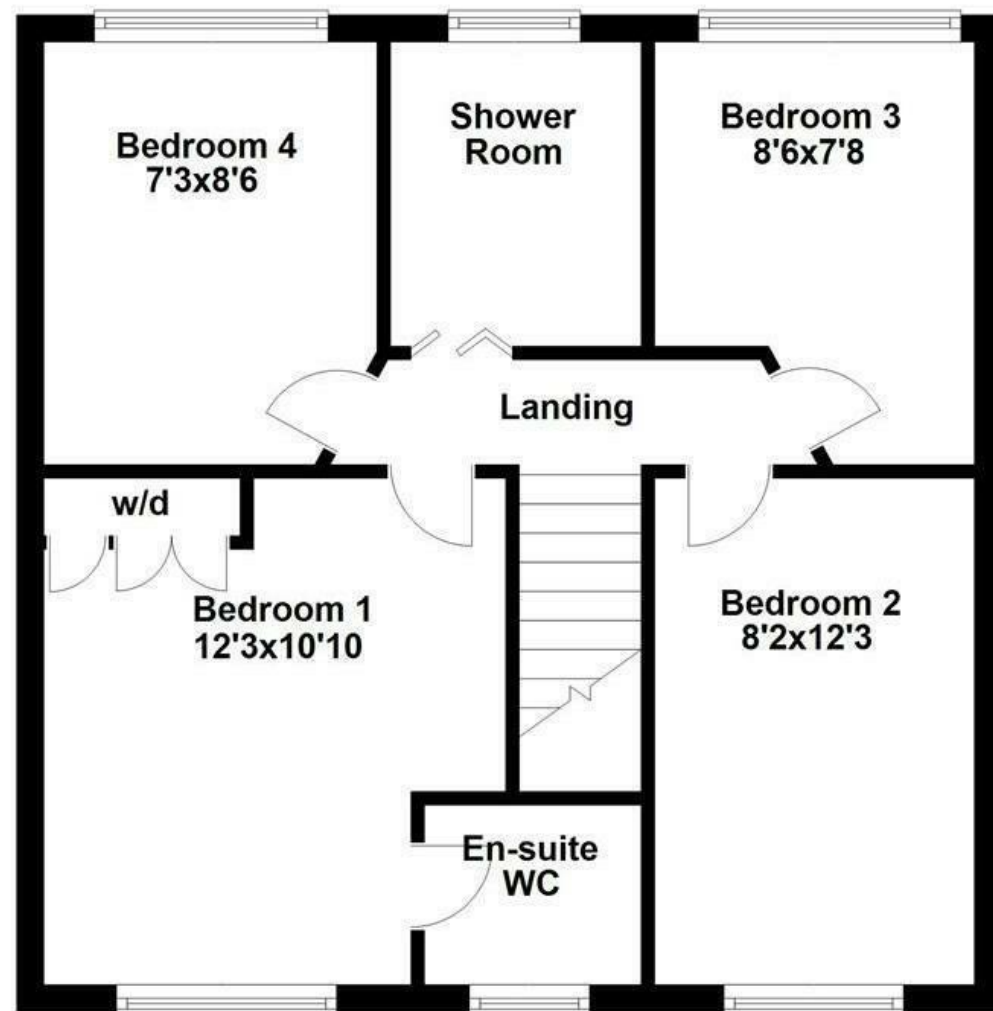




Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



provides potential to create more parking.

Rear: A large patio area that leads onto a laid lawn. Gated access is provide to the front while the garden is enclosed by timber fencing to all sides.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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		