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Chepstow Road, Oakley Vale, Corby

Offers in Excess of £335,000 Freehold

**BELVOIR!**



Situated in a wonderful position with open views to the front is this impressive four bedroom detached residence. The spacious & flexible accommodation over two floor is perfect for any growing family. The ground floor offers a bright & airy living room with bay window & fireplace with wooden surround, fully fitted breakfast kitchen with ample cupboard & work surfaces, making it an ideal kitchen for any amateur chef. A dining room, sizeable utility & cloakroom complete the ground floor.

Off the substantial landing you will find four bedrooms with three double in size. The master suite also enjoys dual aspect windows & an en suite shower room. The family bathroom completes the first floor. The integral garage has been split by the current owners to provide a gym to the rear & storage to the front.

Externally you will find a gravelled frontage & hard standing providing off road parking to the front, the rear landscaped garden is a perfect oasis for entertaining with artificial lawn, elevated entertainment/dining area with pergola.

EPC Rating C. Council Tax Band E.

#### Entrance Hall

Double glazed door to front, oak wood flooring, radiator, under stairs storage, stairs rising to first floor.

#### Living Room

4.92m x 4.39m (16.1ft x 14.4ft)

Double glazed bay window to front, double glazed window to side, electric fireplace with wooden surround, carpet to flooring, two radiators, TV point, Internet point.

#### Dining Room

3.66m x 2.46m (12ft x 8.1ft)

Double glazed window to rear, oak flooring, internet point, radiator.

#### Breakfast Kitchen

4.66m x 3.22m (15.3ft x 10.6ft)

Double glazed French door opening onto garden, double glazed window to rear. Kitchen comprising of wall and base units, wooden effect work surfaces over, double oven, four ring gas hob, cooker hood over, stainless steel bowl and half sink with drainer, space for fridge/freezer, space for dishwasher, tiled splash backs, radiator, vinyl to flooring.

#### Utility

2.45m x 1.79m (8ft x 5.9ft)

Double glazed door to side, utility comprising of wall and base units, stainless steel sink with drainer, tiled splash backs, space for washing machine, space for tumble dryer, vinyl to flooring, radiator.

#### Cloakroom

1.99m x 0.96m (6.5ft x 3.1ft)

Double glazed window, wall mounted wash hand basin, low level WC, vinyl flooring, radiator, tiled splash backs.

#### First Floor Landing

Double glazed windows to front, carpet to flooring, radiator, airing cupboard, loft access.





#### Bedroom One

4.65m x 4.4m (15.3ft x 14.4ft)

Double glazed windows to front and side, carpet to flooring, radiator, TV point.

#### En-suite

2.4m x 1.79m (7.9ft x 5.9ft)

Double glazed window to side, walk in shower, multi functional shower tower, low level WC, wash hand basin set into vanity unit, fully tiled walls, tiled flooring, radiator, extractor fan.

#### Bedroom Two

5.11m x 3.44m (16.8ft x 11.3ft)

Double glazed window to front and rear, carpet to flooring, radiator.

#### Bedroom Three

3.17m x 2.48m (10.4ft x 8.1ft)

Double glazed window to rear, carpet to flooring, radiator.

#### Bedroom Four

3.24m x 3.21m (10.6ft x 10.5ft)

Double glazed window to rear, carpet to flooring, radiator.

#### Bathroom

2.14m x 2.01m (7ft x 6.6ft)

Double glazed window to rear, panel bath with mixer tap, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, extractor fan.

#### Garage/Gym

3.65m x 2.43m (12ft x 8ft)

Split garage, part mirrored walls, rubber matting laid over concrete floor, power, lighting, double glazed door to rear.

#### Garage/Storage

3.65m x 1.86m (12ft x 6.1ft)

Electric roller door, power and lighting.

#### External

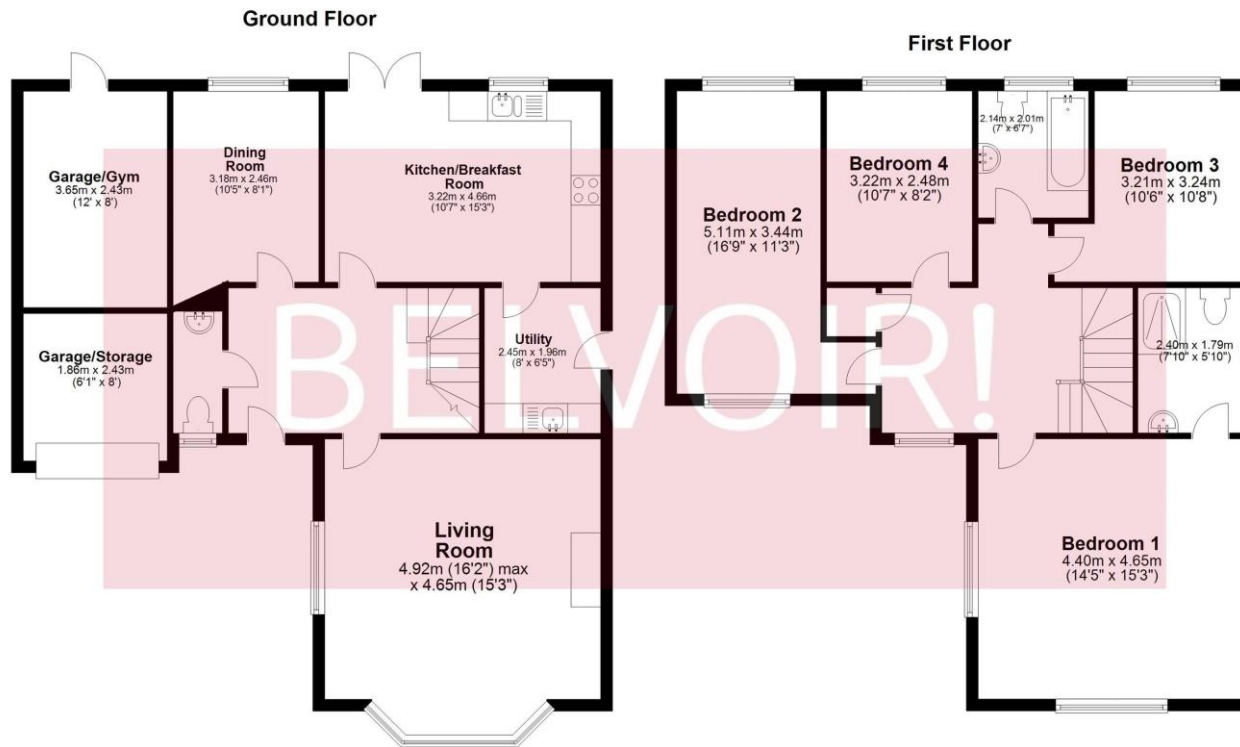
Frontage - Small low maintenance frontage, access to rear, off road parking, outside tap.

Rear - Landscaped rear garden, part gravelled, part artificial lawn, raised multi level decking with pergola.

#### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

# BELVOIR!

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