



4  2  3 

Falcon Road, Priors Hall Park, Corby

£510,000 Freehold

# BELVOIR!

EPC Rating B. Council Tax E.



Nestled in the corner of a small private cul-de-sac, this stunning 4-bedroom house offers luxurious living in the prestigious Priors Hall Park development. The property boasts a spacious double garage and is set on a generous plot, providing ample privacy and off road parking. Additionally, this property also benefits from solar water heater panels installed on both the rear and front, enhancing energy efficiency and reducing utility costs.

Upon entering the house, you are welcomed by good sized entrance hall which leads to a bright and airy open-plan kitchen/diner that seamlessly integrates with a cosy family room. The family area features a beautiful glazed box bay with twin opening doors, allowing natural light to flood the space and providing a perfect spot for relaxation or entertaining. Adjacent to this area is a separate living room, characterised by a charming bay-fronted window that enhances the room's elegance and warmth. The ground floor also includes a dedicated home office, ideal for remote working or study, a convenient cloaks/WC and a handy utility room for added convenience and storage. The hallway and kitchen/family area are adorned with glossy white floor tiles, adding a touch of sophistication and ease of maintenance to these high-traffic areas. These tiles not only enhance the visual appeal but also create a seamless flow between the spaces.

To the first floor, you will find four spacious double bedrooms, each offering comfort and versatility for a large family. Each bedroom is equipped with a ceiling fan, ensuring comfort and airflow throughout the year. The master bedroom is a true sanctuary, generously proportioned and designed to be fit for royalty. It includes a luxurious 4-piece en-suite bathroom, adding a touch of opulence to everyday living. Bedroom two also benefits from its own en-suite shower room, providing additional privacy and convenience. The remaining two bedrooms share a well-appointed family bathroom, ensuring ample facilities for all household members.

Outside, the fully enclosed rear garden offers a peaceful retreat with a perfect balance of patio and lawn areas, ideal for outdoor dining, play, or simply unwinding in the fresh air. The property's location in Priors Hall Park means it is close to excellent schools, local amenities, and plentiful outdoor spaces, making it an ideal home for families who value both convenience and a connection to nature. This exceptional home combines modern living with a touch of elegance, providing a perfect setting for family life in a highly sought-after area, while also embracing eco-friendly features with its solar water heater panels. No onward chain.



#### Entrance Hall

Door to the front, stairs rising to the first floors, internal doors to all rooms, radiator, floor tiling.

#### Living Room

3.70m x 5.20m (12'1" x 17'1")

Bay window to the front, radiator.

#### Study/Home Office

1.90m x 3.30m (6'2" x 10'10")

Window to the front and side, radiator.

#### Cloaks/WC

Window to the side, low level WC, pedestal sink, radiator.

#### Utility Room

Door to the rear side, work surfaces with space and plumbing under for appliances, radiator, wall mounted boiler.

#### Open Plan Kitchen/Family Area

4.25m x 8.60m (13'11" x 28'2")

Kitchen - A wide range of wall and base units with work surfaces over, integrated appliances, window to rear aspect, built in double oven, hob and extractor, storage cupboard.

Dining area - Radiator, box bay full length windows with twin opening doors to the rear garden.

Family area - Window to the rear, radiator.



#### First Floor Landing

Wooden spindle balustrade with an oak handrail, loft hatch, radiator, doors to internal rooms and storage cupboard.

#### Grand Master Bedroom

5.99m x 7.60m (19'8" x 24'11")

Windows to the front, side and rear, ceiling fan, radiators, fitted wardrobes, door to ensuite bathroom.

#### Ensuite Bathroom

Bath, WC, pedestal sink, walk in shower cubicle with glass screen door, wall tiling, obscure glass window to the side.

#### Bedroom Two

3.43m x 3.66m (11'4" x 12'0")

Window to the rear, radiator, ceiling fan, built in wardrobe, door to ensuite.

#### Ensuite Shower Room

Low level WC, pedestal sink, walk in shower cubicle with glass door, wall tiling, obscure glass window to the side aspect.

#### Bedroom Three

4.77m x 3.72m (15'7" x 12'2")

Window to the front, ceiling fan, radiator.

#### Bedroom Four

3.41m x 3.72m (11'2" x 12'2")

Window to the rear, ceiling fan, radiator.

#### Family Bathroom

Bath, WC, pedestal sink, walk in shower cubicle with glass screen door, wall tiling, obscure glass window to the side.

#### Outside

Front - Parking for several cars in front of the double garage, a small area filled with plants and shrubs, a step and paved path leading to the front door, a front porch cover extending over the front door and front bay window. A paved path leading behind the garage providing access to the rear garden.

Rear - A fence enclosed garden mainly laid to lawn with a paved patio to the rear of the house, a few scattered trees and shrubs along the fence boundary. A grassed area extending down the side of the house with a path leading to the utility room's back door and further down the courtesy door for the garage. Gated access to the front.

#### Double Garage

Two garage up and over doors, light and power, courtesy door to the side of the rear garden.

#### Features

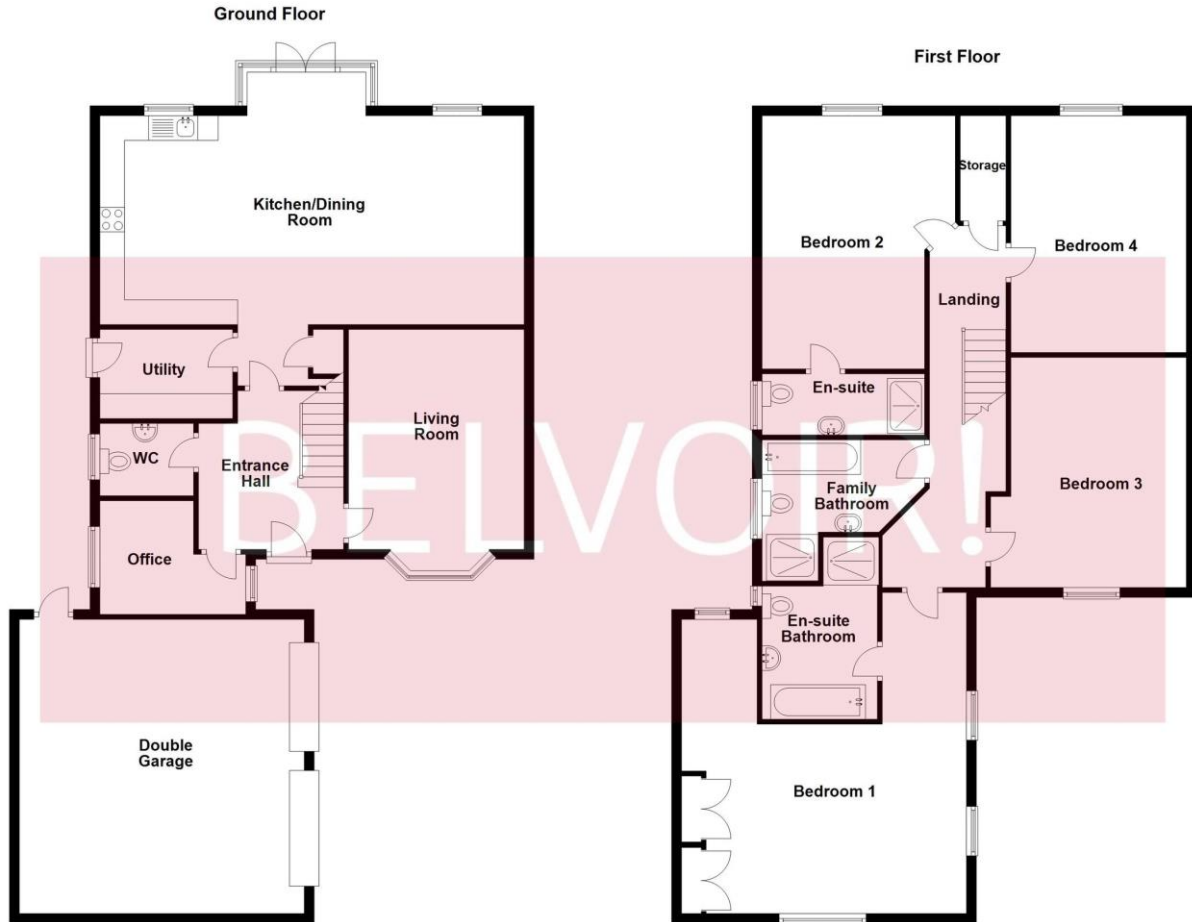
Solar panels for heating the water. An over sized master bedroom with a four piece ensuite bathroom. Double garage. Private cul de sac.

#### Agents Notes

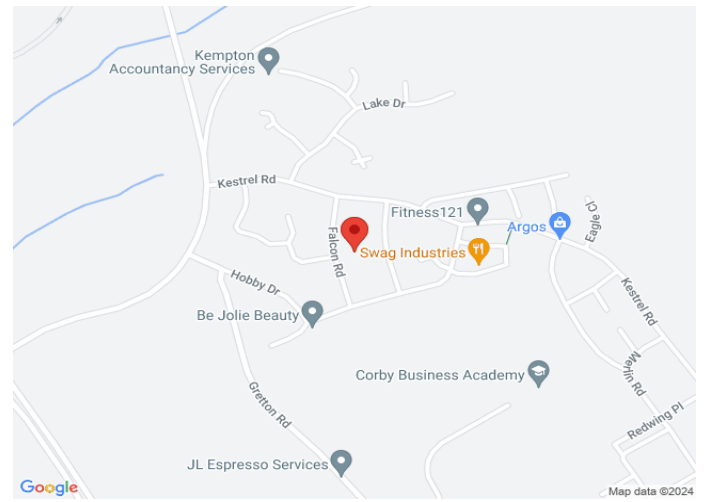
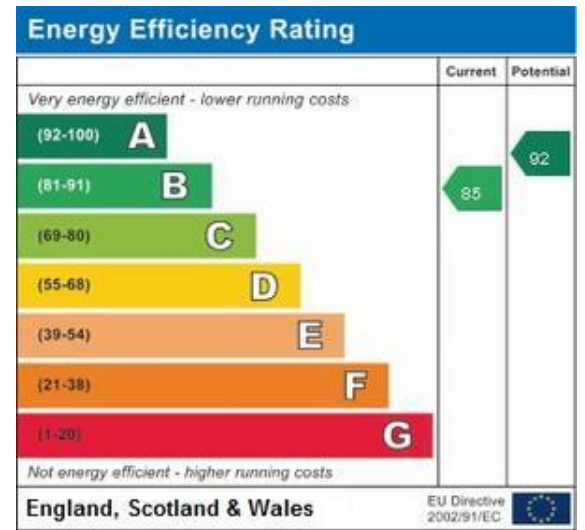
Priors Hall Management Fee £276 pa.

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.



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk](http://www.belvoir.co.uk)

68 George Street, Corby, Northants, NN17 1QE

[corby@belvoir.co.uk](mailto:corby@belvoir.co.uk)

01536 261666