

17. Coldermeadow Avenue  
Corby  
NN18 9AJ

£450,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Oscar James are proud to offer this outstanding, executive detached home.

This beautifully enhanced FOUR bedroom detached residence is discreetly nestled within a highly sought-after cul-de-sac. Boasting a detached double garage, the property has undergone significant improvements, rendering it an ideal family home. Its strategic positioning offers the convenience of being within walking distance to the local school and other amenities.

Upon entering, you are greeted by a spacious entrance hall leading to various key features including a cloakroom w/c for added convenience. The property further comprises a separate living room, family room, and a modern kitchen dining room equipped with an island, integrated appliances, and tri-folding doors, enhancing the indoor-outdoor flow. A utility room and playroom/additional Home office, add to the functional layout of the home.

Ascending to the first floor, you'll discover the master bedroom complete with a dressing room and en-suite shower room, providing a luxurious retreat. Two additional double

bedrooms, a generously sized single bedroom, and the main family bathroom complete the accommodation on this level.

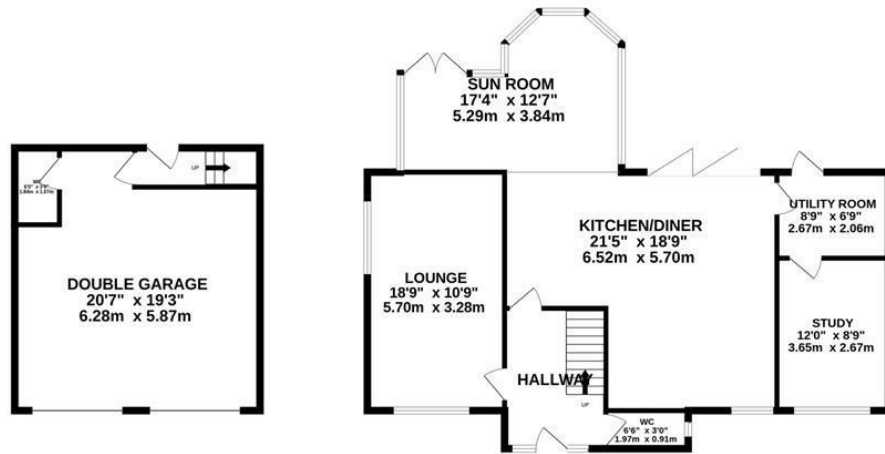
Outside, a large wraparound garden awaits, featuring composite decking and artificial lawn, offering a low-maintenance yet aesthetically pleasing outdoor space. The front of the property boasts a detached double garage with a converted loft space currently serving as a home office, catering to various lifestyle needs. Additionally, there is ample off-road parking available.

This property is assigned an energy rating of D and falls under Council Tax Band D. Given its rarity and appeal as a family home, early viewings are strongly recommended to avoid disappointment.

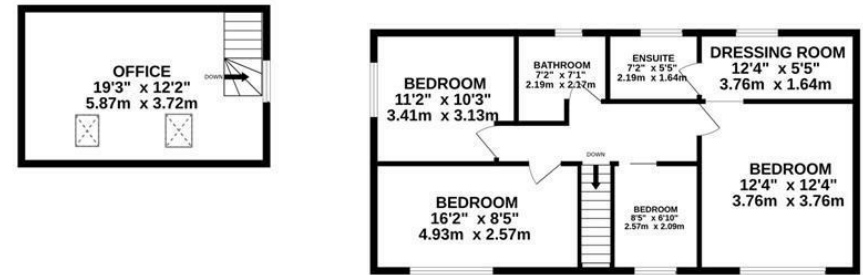
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# Floor Plan

**GROUND FLOOR**  
1378 sq.ft. (128.0 sq.m.) approx.



**1ST FLOOR**  
944 sq.ft. (87.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2321 sq.ft. (215.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Light & airy living room with dual aspect windows



Open plan kitchen-diner, a great communal entertaining space



Four sizeable bedrooms, with master benefitting with dressing area



Modern family bathroom, ensuite to master, downstairs WC



Low maintenance gardens offering plentiful space



Off road parking for multiple vehicles, and a detached double garage with conversion above





# SELLER'S SECRET

An amazing family home which we would love to take with us to our new location.



*Why we like it....*

A fabulous detached executive home that must be seen to be appreciated. Luxury and convenience rolled into one!

*To buy or not to buy....*

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## OSCAR JAMES

13 New Post Office Square | Corby | NN17  
1PB  
01536 400900  
[www.oscar-james.com](http://www.oscar-james.com)