



**HENDERSON
CONNELLAN**
ESTATE AGENTS

11 Amber Drive,

4 2 3



"Style Revival"

This seriously impressive, extended detached home combines the proportions of an established home fused with contemporary design and enhancements creating a versatile floorplan. The stylish interior features a fabulous kitchen/dining/family room, the perfect social space with designer units, Quartz worksurfaces, quality integrated appliances, the scale of the room amplified by vaulted ceilings with roof windows, a wood burner provides warmth during cooler months whilst bi-folding doors create an open aperture to the garden for warmer summer months. The study/snug can be accessed by industrial themed sliding glass doors as can the living room with attractive feature fireplace. The reception hall is a great size with useful storage; there is a guest cloakroom and utility room. Upstairs the light filled landing is ideal as a reading area or study, the bathroom has a roll top bath, the four bedrooms are double sized, the main bedroom with en suite shower room. Gas central heating, security alarm system and UPVC double glazing complement the inside. A private cobbled effect driveway provides parking for three cars leading to a double garage, the fore garden is attractively presented with Magnolia and Cherry Tree with a walled seating area, the rear garden is mature with a private feel backing onto the park/playing fields, all of which can be enjoyed from the Porcelain patio. Walgrave offers a pub, primary school, village store, picturesque Church and idyllic walks, Kettering, Northampton and Wellingborough are all within easy reach along with their respective railway lines.

Living Room - 6.22m x 3.38m (20'5" x 11'1")

Kitchen/Dining/Family Room - 8.76m x 6.68m (28'9" x 21'11")

Study - 3.18m x 3.12m (10'5" x 10'3")

Utility - 3.18m x 1.52m (10'5" x 5'0")

Ensuite - 3.94m x 1.27m (12'11" x 4'2")

Bedroom 1 - 3.71m x 3.45m (12'2" x 11'4")

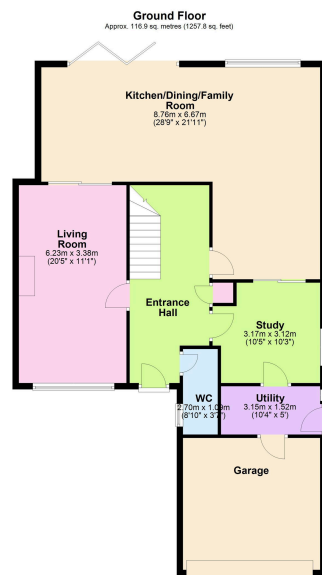
Bedroom 2 - 3.71m x 3.12m (12'2" x 10'3")

Bedroom 3 - 3.78m x 3.25m (12'5" x 10'8")

Bedroom 4 - 2.84m x 1.88m (9'4" x 6'2")

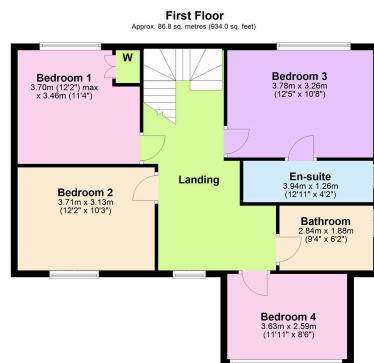
Bathroom - 2.84m x 1.88m (9'4" x 6'2")





Total area: approx. 203.6 sq. metres (2191.7 sq. feet)

- Gas Central Heating and UPVC and Aluminium Double Glazed Windows
- Fabulous free flowing Kitchen/ Dining/Family Room with bi folding doors to garden
- Generous Living Room with feature fireplace and Colonial style shutters
- Versatile Study/Snug
- Four double sized Bedrooms the main bedroom with ensuite
- Principal Bathroom with roll top bath
- EPC rating: C
- Council Tax : E
- NB The seller is a relative of a Director of Henderson Connellan Estate Agents



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

