



63 Arnold Drive

Priors Hall Park, Northamptonshire NN17 5FY



**Simpson West**

Occupying an enviable corner plot within the highly sought-after Priors Hall Park development, this beautifully presented four-bedroom detached family home offers generous living accommodation, a double garage, ample parking, and a stunning landscaped rear garden that must be viewed to be fully appreciated.

Upon entering, you are welcomed by a spacious and inviting reception hall providing access to a cloakroom/WC, an elegant living room with French doors opening onto the patio seating area, a separate formal dining room, and a versatile study ideal for home working. The heart of the home is the impressive open-plan kitchen/breakfast/family room, featuring a comprehensive range of integrated appliances, ample dining and seating space set into an island, and a striking bay window overlooking the garden. A separate utility room adds further practicality.

To the first floor, the property offers four well-proportioned bedrooms, including a superb principal suite complete with fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a spacious four-piece family bathroom. Externally, the property enjoys excellent kerb appeal with an attractive frontage enclosed by established hedging and decorative iron railings. A substantial block-paved driveway provides ample off-road parking and leads to the detached double garage.

The rear garden is a particular highlight, having been thoughtfully landscaped to create a wonderful outdoor entertaining and family space. A generous patio area with pergola provides the perfect setting for al fresco dining, leading onto a beautifully maintained lawn bordered by an abundance of mature planting and established shrubs. A further secluded seating area and charming summerhouse complete this exceptional outdoor space.

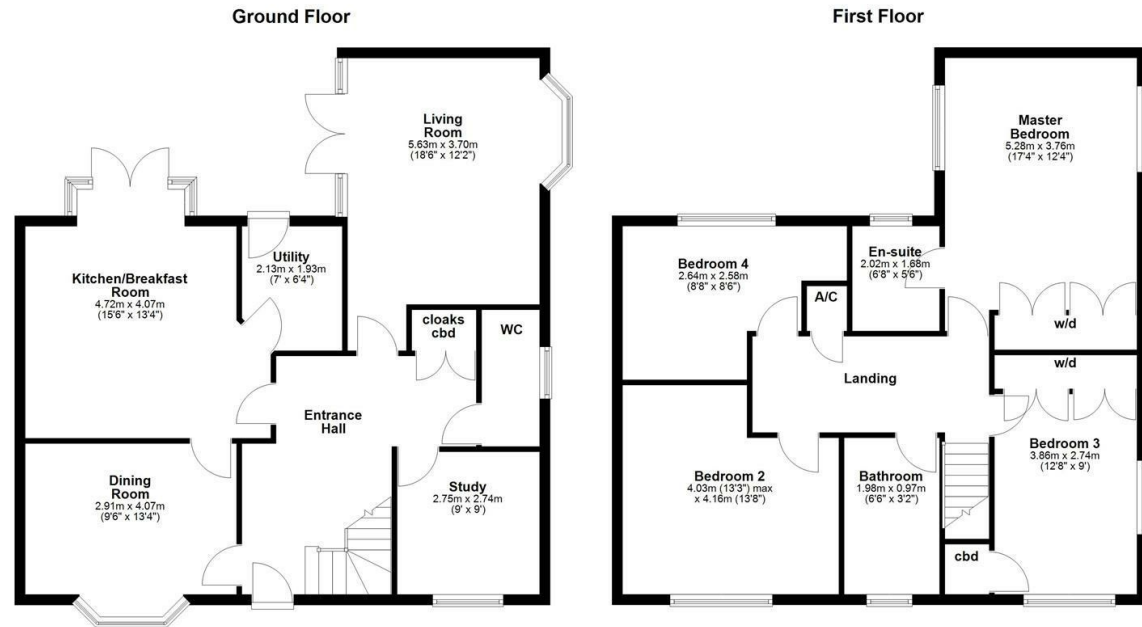
Offering an outstanding combination of space, presentation and location, this superb family home can only be fully appreciated through internal inspection



£515,000

4 2 3





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



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