86 Hobby Drive

Priors Hall Park, NN17 5FG

Simpson West

Occupying an enviable south-facing position within the highly sought-after Priors Hall Park development, this exceptional and rarely available detached family home offers spacious, beautifully presented accommodation throughout and must be viewed to be fully appreciated.

Upon entering, you are greeted by an impressive reception hall that sets the tone for the rest of the property. The ground floor accommodation comprises a cloakroom/WC, an elegant living room featuring stylish multi-lighting, a separate dining room, and a versatile study/home office. The heart of the home is the stunning fitted kitchen/family room, complete with a central island, a comprehensive range of integrated appliances including a range oven, and ample space for family living and entertaining. A separate utility room provides additional practicality.

To the first floor, a spacious landing with an attractive seating area leads to four well-proportioned bedrooms. The principal and guest bedrooms both benefit from modern en-suite shower rooms, while the remaining bedrooms both include fitted wardrobes and are served by a contemporary family bathroom.

Externally, the property enjoys excellent kerb appeal with a neatly maintained lawned frontage enclosed by an established hedge. A driveway provides off-road parking for two vehicles and leads to the garage, with the added benefit of an EV charging point.

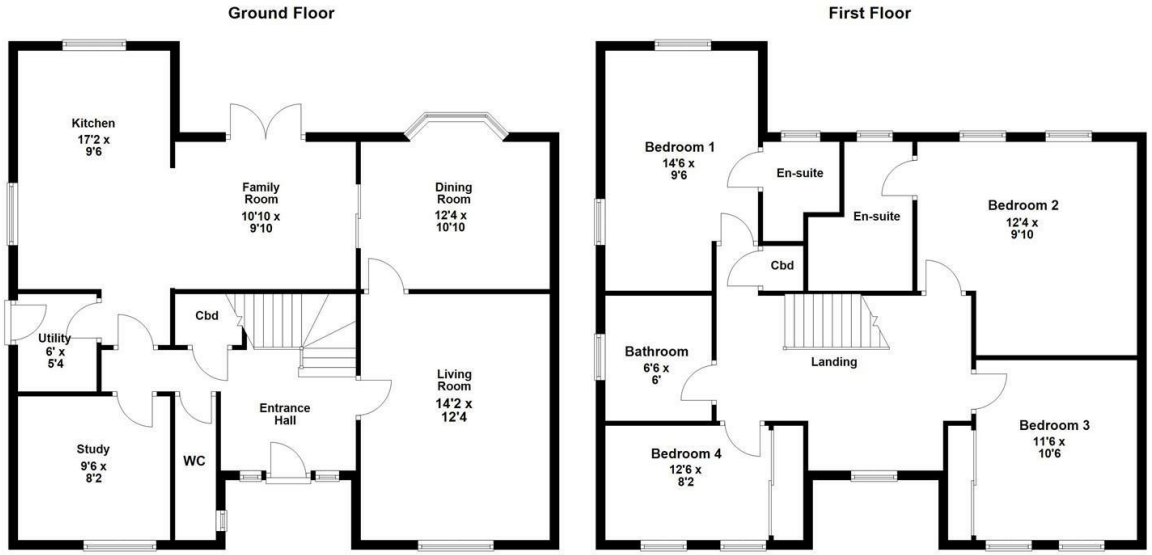
The generous rear garden is a standout feature of the home, enjoying a sunny aspect and offering an ideal space for outdoor living and entertaining. Directly accessible from the family room, the garden features two attractive resin patio areas, a substantial lawn, well-stocked established borders, and useful storage space to the rear of the garage.

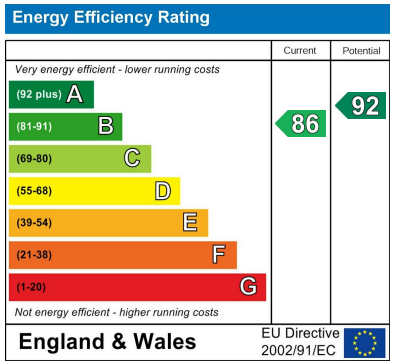
Combining an outstanding position, versatile living space, and a beautifully maintained garden, this superb family home presents a rare opportunity within one of the area's most desirable developments.
Urban & Civic Annual Charge - £285 PA

£440,000

4 3 3

Simpson West


Ground Floor
Kitchen
17'2 x
9'6
Family
Room
10'10 x
9'10
Dining
Room
12'4 x
10'10
Cbd
Utility
6' x
5'4
Entrance
Hall
Living
Room
14'2 x
12'4
Study
9'6 x
8'2
WC
First Floor
Bedroom 1
14'6 x
9'6
En-suite
En-suite
Bedroom 2
12'4 x
9'10
Cbd
Bathroom
6'6 x
6'
Landing
Bedroom 3
11'6 x
10'6
Bedroom 4
12'6 x
8'2


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
86
92
England & Wales
EU Directive
2002/91/EC

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