



8 Wood Avens Way  
Kettering, NN14 2RU



**Simpson Ellson**

Offered to the market is this impressive and beautifully presented double fronted four-bedroom detached family home, complete with a detached double garage and extensive off-road parking.

This attractive home provides spacious, versatile accommodation perfectly suited to modern family living, with well-balanced rooms and a thoughtful layout throughout.

The ground floor features a welcoming reception hall, cloakroom/WC, and a versatile study or playroom, ideal for those working from home or in need of additional bedroom space. The generous dual-aspect lounge flows seamlessly into a separate dining room via double doors, creating an excellent space for both everyday living and entertaining. The stylish shaker-style kitchen/breakfast room is well-appointed and complemented by a separate utility room with direct access to the garden.

Upstairs, the property continues to impress with a bright gallery landing leading to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom featuring both a bath and separate shower.

Externally, the property enjoys a low-maintenance open-plan frontage and a substantial driveway providing ample parking for multiple vehicles, leading to a detached double garage with power and lighting. The rear garden offers a high degree of privacy and is mainly laid to lawn with a patio seating area, well-stocked borders, and additional space ideal for a greenhouse or further storage.

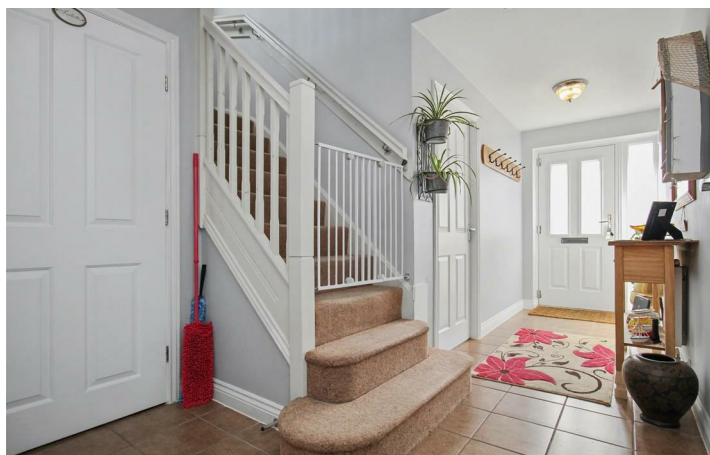
Combining space, practicality and excellent presentation, this is a superb family home in a highly desirable style.

An internal viewing is highly recommended to fully appreciate everything this outstanding home has to offer — a true must view.

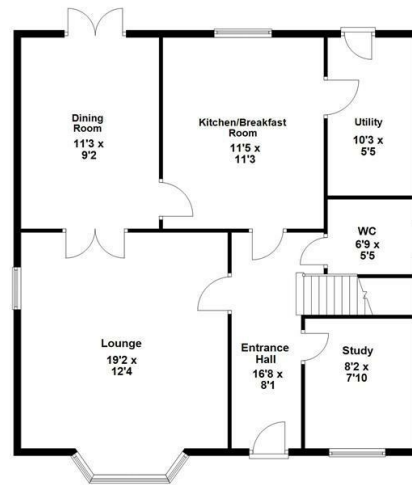
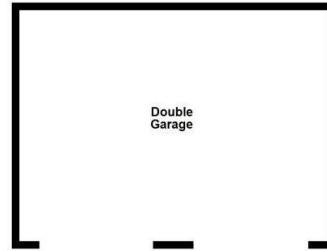
VIDEO TOUR AVAILABLE ON SIMPSON ELLSON INSTAGRAM AND FACEBOOK

£395,000

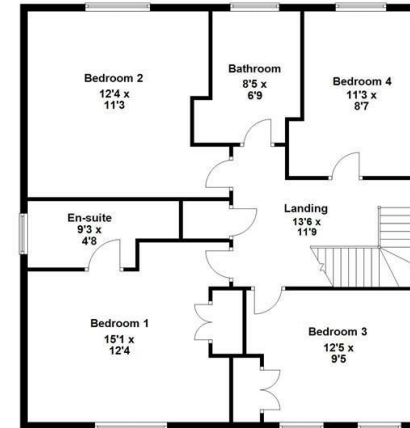
 4  2  3



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	87
	EU Directive 2002/91/EC	





**Simpson  
Ellson**

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