CHRIS GEORGE
THE ESTATE AGENT

19 Venus Avenue, Kettering, NN15 4BF
Guide price £285,000



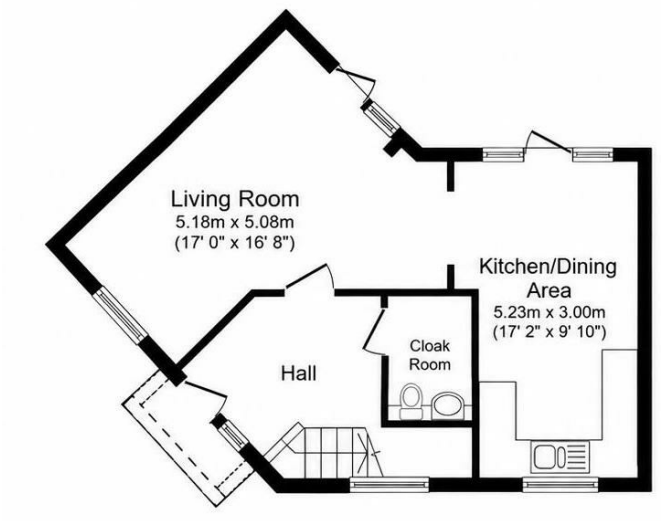
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Ground Floor



First Floor

Total floor area: 97.0 sq.m. (1,044 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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A larger-than-average and beautifully presented three-bedroom Bellway-built semi-detached home, approximately four years old and pleasantly situated on the popular Hanwood Park development, within easy reach of local shops, schools and amenities.

The property is offered for sale in immaculate decorative order throughout and benefits from UPVC double glazing, the remainder of the 10-year new-build warranty, a contemporary fitted kitchen and bathroom, en-suite facility to the master bedroom, a large ground-floor WC, beautifully landscaped rear garden and off-road parking for two vehicles.

Offering generous and well-proportioned accommodation throughout, this superb modern home is ready to move straight into and an early viewing is highly recommended.

The property is entered via a welcoming and spacious entrance hall, with stairs rising to the first floor, useful under-stairs storage and access to a generous ground-floor WC.

A doorway leads into the well-proportioned lounge, which enjoys plenty of natural light from a window to the front elevation. From here, access leads through to the impressive open-plan kitchen and dining area, offering ample space for a good-sized dining table and making an ideal space for both everyday family living and entertaining.

The kitchen has been fitted with an attractive range of contemporary eye and base-level units with complementary work surfaces and a selection of integrated appliances. Double doors open directly onto the landscaped rear garden.

To the first floor are three generous-sized bedrooms and the family bathroom. The master bedroom further benefits from its own en-suite shower room. The family bathroom is fitted with a modern white three-piece suite comprising a low-level WC, wash hand basin and bath with shower over.

Outside, the rear garden has been attractively landscaped and is predominantly laid to lawn, enclosed by timber panel fencing to provide a pleasant and secure outdoor space.

Council Tax Band - C
EPC - B

















Living Room
16'11" x 16'7" (5.18 x 5.08)

Kitchen / Dining Room
17'1" x 9'10" (5.23 x 3.00)

Bedroom 1
12'10" x 9'2" (3.93 x 2.80)

Ensuite
7'6" x 3'11" (2.30 x 1.20)

Bedroom 2
11'11" x 7'1" (3.65 x 2.17)

Bedroom 3
9'9" x 9'0" (2.99 x 2.75)

Bathroom
7'1" x 6'6" (2.18 x 2.00)



