

13 Thistle Drive

Kettering, NN14 2JL

Simpson Ellson

Rare Four Double Bedroom Corner Plot – One of Only Two of This Design – Detached Double Garage – Versatile Family Living Space.

Occupying a desirable corner plot, this substantial four-bedroom home is one of only two of this particular design on the development, offering exceptional space and a highly versatile layout ideal for modern family living.
Upon entering, you are welcomed by an impressive and generously sized entrance hall opening into the dining area. The ground floor offers fantastic flexibility, including a separate study and spacious playroom which could equally be used as a second sitting room, snug or formal dining room.

The main lounge is an excellent size with dual-aspect windows and a feature fireplace. To the rear is a well-equipped kitchen with ample storage, central island and integrated ovens, leading into a bright breakfast/family area with conservatory-style windows and French doors opening directly onto the garden. A separate utility room and downstairs WC complete the ground floor.

Upstairs you will find four genuine double bedrooms, a real rarity in modern homes. The principal bedroom benefits from fitted wardrobes and its own en-suite, while the first floor also features a Jack and Jill-style family bathroom, adding further practicality for a busy household.

Outside, the property enjoys a private enclosed walled garden with a lawned area and separate patio, perfect for entertaining and relaxing. There is also a separate area where a base has already been laid, ideal for a shed, workshop, home bar or future man cave.

A block-paved driveway leads to the detached double garage, complete with power, lighting and a useful side access door.

Ideally positioned within walking distance of the new Sainsbury's, local amenities and the nearby leisure centre with gym and fitness facilities.

A genuinely rare corner-plot family home offering impressive proportions and exceptional versatility – viewing is highly recommended.

Offers In Excess Of £392,000

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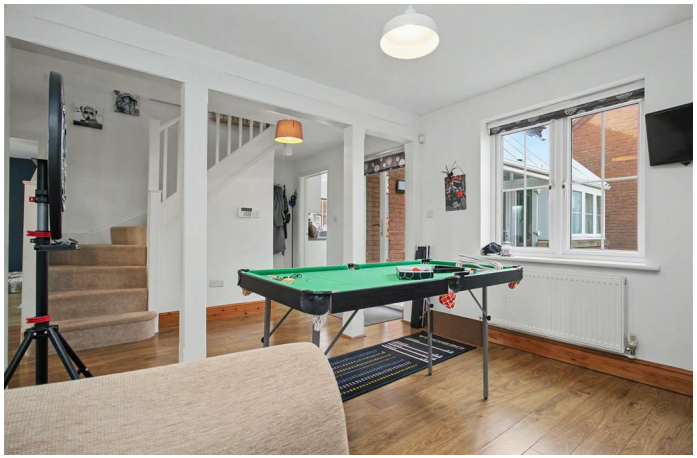

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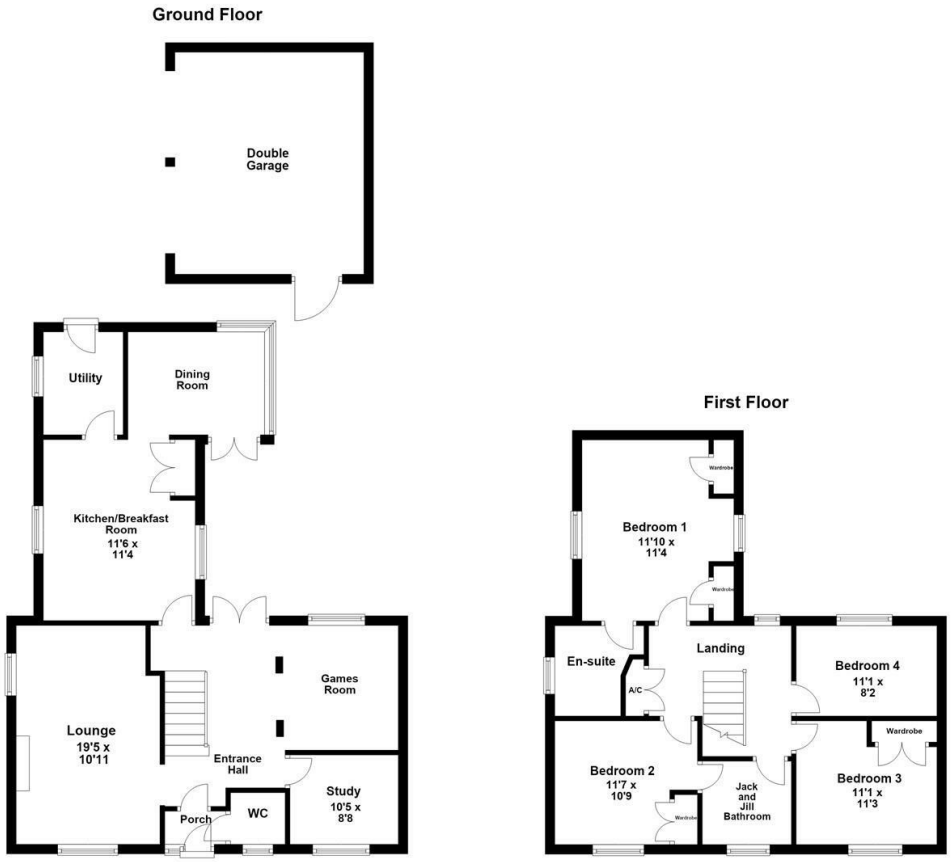
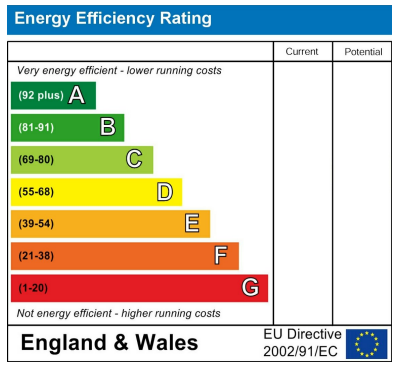

Ground Floor
Double Garage
Utility
Dining Room
Kitchen/Breakfast Room
11'6 x 11'4
Lounge
19'5 x 10'11
Entrance Hall
Games Room
Porch
WC
Study
10'5 x 8'8
First Floor
Bedroom 1
11'10 x 11'4
Wardrobe
Wardrobe
En-suite
A/C
Landing
Bedroom 4
11'1 x 8'2
Wardrobe
Bedroom 2
11'7 x 10'9
Wardrobe
Jack and Jill Bathroom
Bedroom 3
11'1 x 11'3




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
England & Wales
EU Directive 2002/91/EC





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