

HENDERSON CONNELLAN

ESTATE AGENTS



Cambium Close, Kettering, NN16

“Modern Elegance”

“Modern Elegance”

This fabulous, greatly enhanced detached residence originally built by Bryant homes occupies a substantial plot, nestled within this exclusive enclave. Finished to an exacting standard, the impressive floorplan features an entrance hall, guest cloakroom, living room with feature fireplace and working fire, there is also the option for formal dining if desired, the free flowing Kitchen / Breakfast room has Oak worksurfaces, a great social space, and connects to the conservatory overlooking the garden. There is a versatile study/Snug and a dining / family room. Upstairs the light filled landing leads to a principal bathroom and four double bedrooms, the principal room with en-suite. Outside, a private triple-width block paved driveway provides parking with access to the single garage, the foregarden laid to lawn with an additional gravelled area to one side.

The landscaped rear garden is beautifully kept with manicured lawn, patio and composite decking ideal for summer outdoor living. Brambleside Primary School, nearby parks and woodland walks as well as the ease of access to the town centre, mainline railway and general hospital compliment this great location.

Living/Family Room - 7.95m x 3.99m (26'1" x 13'1")

Dining Room - 5.74m x 2.24m (18'10" x 7'4")

Kitchen/Breakfast Room - 8.46m x 2.54m (27'9" x 8'4")

Study - 3.15m x 2.59m (10'4" x 8'6")

Conservatory - 3.86m x 3.48m (12'8" x 11'5")

Garage - 4.98m x 2.51m (16'4" x 8'3")

Bedroom 1 - 3.91m x 3.48m (12'10" x 11'5")

Ensuite - 2.29m x 1.47m (7'6" x 4'10")

Bedroom 2 - 3.15m x 2.67m (10'4" x 8'9")

Bedroom 3 - 3.78m x 2.84m (12'5" x 9'4")

Bedroom 4 - 2.87m x 2.64m (9'5" x 8'8")

Bathroom - 2.36m x 1.63m (7'9" x 5'4")

- Four Double Bedrooms
- Detached
- Guest Cloakroom
- Fabulous Living/Family Room with Fireplace
- En-Suite to Principal Bedroom
- Modernised Throughout
- Off Road Parking for 4/5 Cars
- Well Presented Garden with Pergola
- EPC RATING: D

Council Tax Band: E

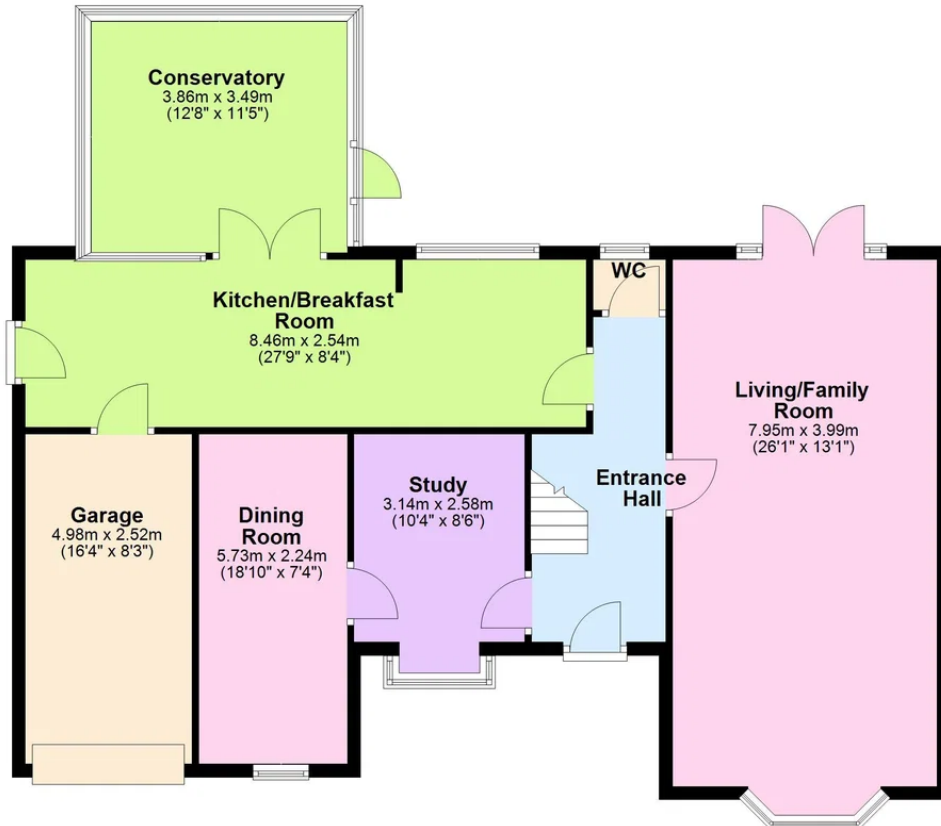
Tenure: Freehold





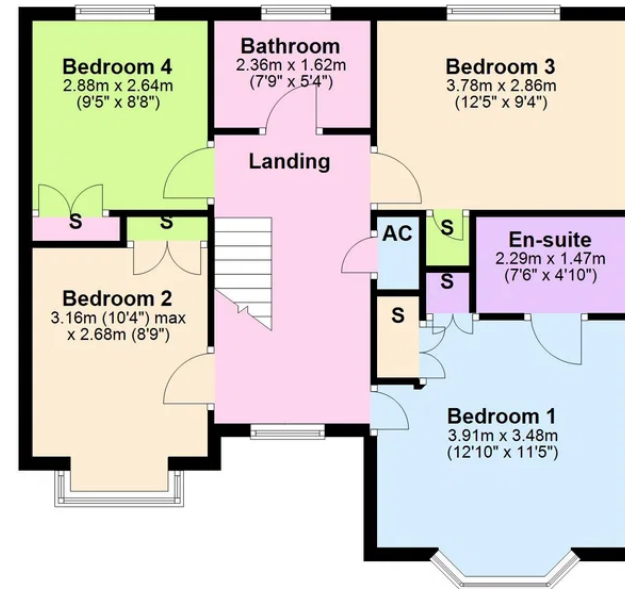
Ground Floor

Approx. 113.1 sq. metres (1217.4 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



Total area: approx. 174.8 sq. metres (1881.8 sq. feet)



Henderson Connellan Kettering office 01536 417888 ketteringsales@hendersonconnellan.co.uk

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

