

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

Guide Price £390,000

4 3 3











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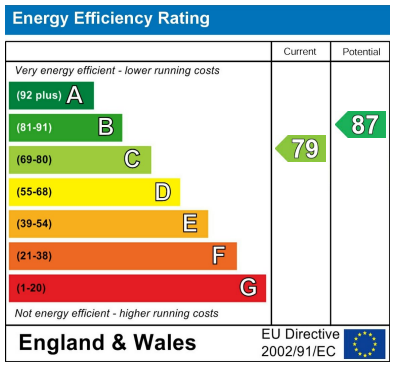
Ground Floor
Double Garage
Dining Room 11'3 x 9'2
Kitchen/Breakfast Room 11'5 x 11'3
Utility 10'3 x 5'5
WC 6'9 x 5'5
Lounge 19'2 x 12'4
Entrance Hall 16'8 x 8'1
Study 8'2 x 7'10
First Floor
Bedroom 2 12'4 x 11'3
Bathroom 8'5 x 6'9
Bedroom 4 11'3 x 8'7
En-suite 9'3 x 4'8
Landing 13'6 x 11'9
Bedroom 1 15'1 x 12'4
Bedroom 3 12'5 x 9'5




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
79
87
England & Wales
EU Directive 2002/91/EC





Simpson Ellson

T: 01536 645960

E: rothwell@simpsonellson.co.uk

01536 645960

rothwell@simpsonellson.co.uk

https://www.simpsonellson.co.uk

32 High Street, Rothwell, Northants, NN14 6BQ