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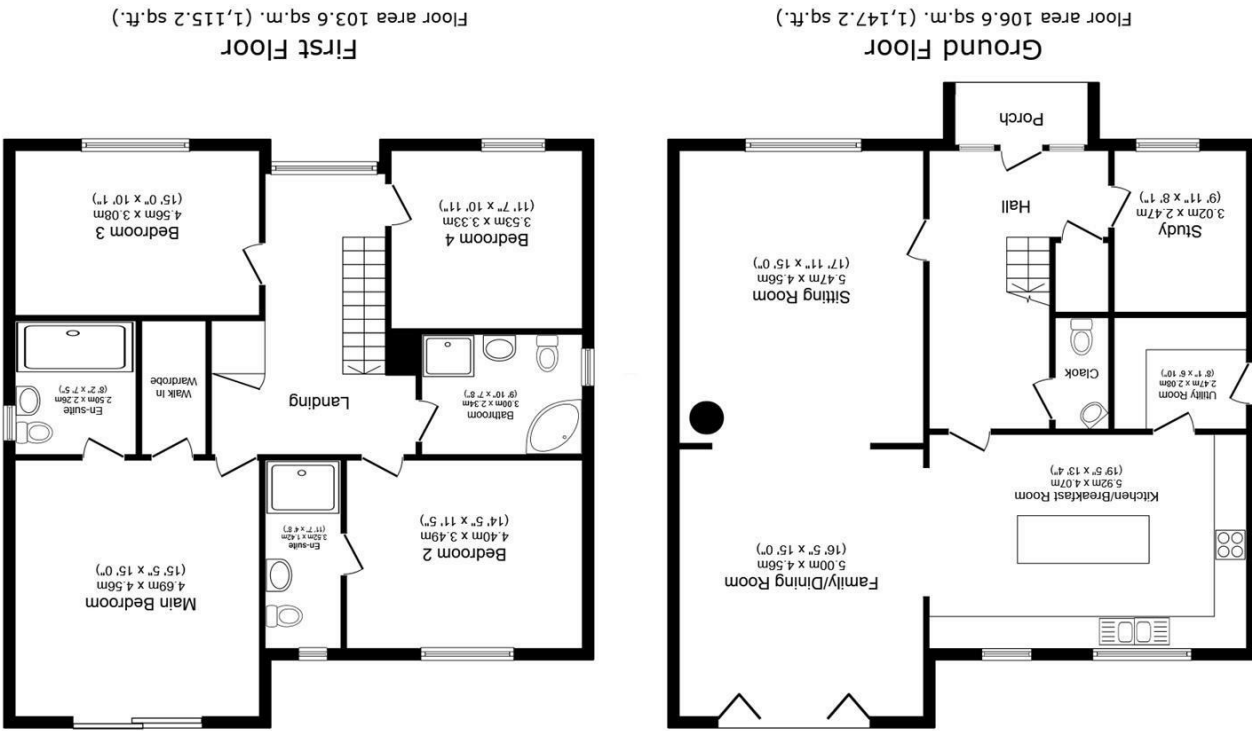
Corby
1A SPENCER COURT
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NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

Total floor area: 2010.2 sq.m. (2,262.4 sq.ft.)
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Hill Top House Berry Green Park, Kettering, NN14 3LN
Asking price £750,000



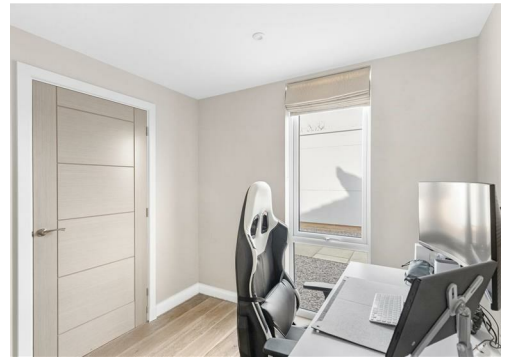
Situated in a peaceful rural setting, Hill Top House is an impressive and beautifully finished four double-bedroom detached residence, extending to approximately 2,262 sq. ft. This thoughtfully designed home combines modern construction with high-specification interiors, offering energy efficiency, generous living space, and a tranquil lifestyle.

Accommodation Overview

The property boasts four spacious double bedrooms, two of which benefit from stylish ensuite facilities, alongside a large, contemporary family bathroom. A welcoming gallery landing with a striking feature window enhances the sense of space and light throughout the first floor, complemented by vaulted ceilings (with no loft space).

To the ground floor, the home offers a versatile layout including a separate study, ideal for home working, a downstairs cloakroom, and expansive living areas finished with engineered oak flooring throughout. Upstairs is fully carpeted for added comfort.

An elegant oak staircase with glass balustrades provides a striking focal point, while underfloor heating to both floors—with individual room thermostatic controls—ensures year-round comfort. The property is also equipped with a fully wired smoke alarm system and house alarm.



Entrance Hall

Study

9'10" x 8'1" (3.02 x 2.47)

Sitting Room

17'11" x 14'11" (5.47 x 4.56)

Family/Dining Room

16'4" x 14'11" (5.00 x 4.56)

Kitchen/ Breakfast Room

19'5" x 13'4" (5.92 x 4.07)

Utility Room

8'1" x 6'9" (2.47 x 2.08)

Landing

Master Bedroom

15'4" x 14'11" (4.69 x 4.56)

Ensuite One

8'2" x 8'4" (2.50 x 2.56)

Walk-in wardrobes

Bedroom Two

14'5" x 11'5" (4.40 x 3.49)

Ensuite Two

11'6" x 4'7" (3.52 x 1.42)

Bedroom Three

14'11" x 10'1" (4.56 x 3.08)

Bedroom Four

11'6" x 10'11" (3.53 x 3.33)

Family Bathroom

9'10" x 10'11" (3.00 x 3.33)