



11 Ironwood Avenue
Kettering, NN14 2JJ



Simpson Ellson

Substantial Five-Bedroom Detached Residence | Arranged Over Three Floors | Sought-After Grange Development

Situated in a prominent position to the popular Grange Development, this impressive five-bedroom detached home offers spacious and adaptable accommodation set across three well-designed floors—perfect for modern family living.

The property is ideally placed for convenient access to local amenities, well-regarded schools, and excellent transport connections, making it an attractive choice for families seeking both comfort and practicality.

Ground Floor

Upon entering, a bright and welcoming hallway leads through to the main living areas. The centrepiece of the home is a generous open-plan kitchen and breakfast space, designed with both everyday living and entertaining in mind.

Additional ground floor features include:

A dedicated playroom, ideal for families with young children

A separate study, currently utilised as a games room

A useful utility room

A ground floor cloakroom (W/C)

First Floor

The first floor provides a versatile layout, including a spacious lounge filled with natural light—perfect as a relaxing family space.

There are also two comfortable double bedrooms on this level, along with a conveniently located W/C/Shower Room.

Second Floor

The upper floor accommodates three further double bedrooms, offering ample space for larger households.

The principal bedroom benefits from fitted storage and a private en-suite, while the remaining bedrooms are served by a modern family shower room.

£360,000



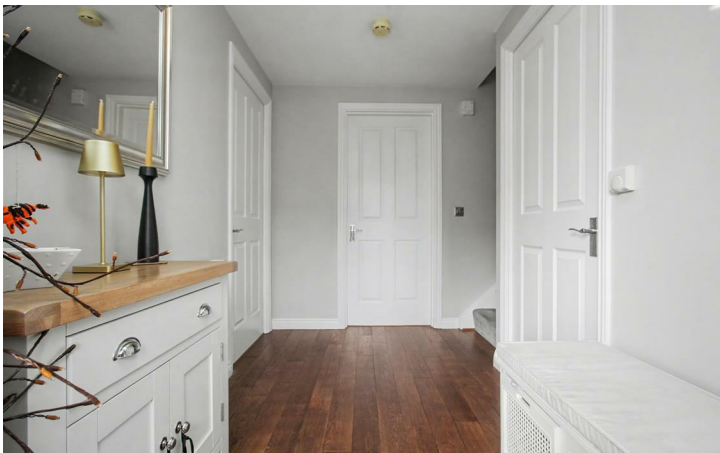
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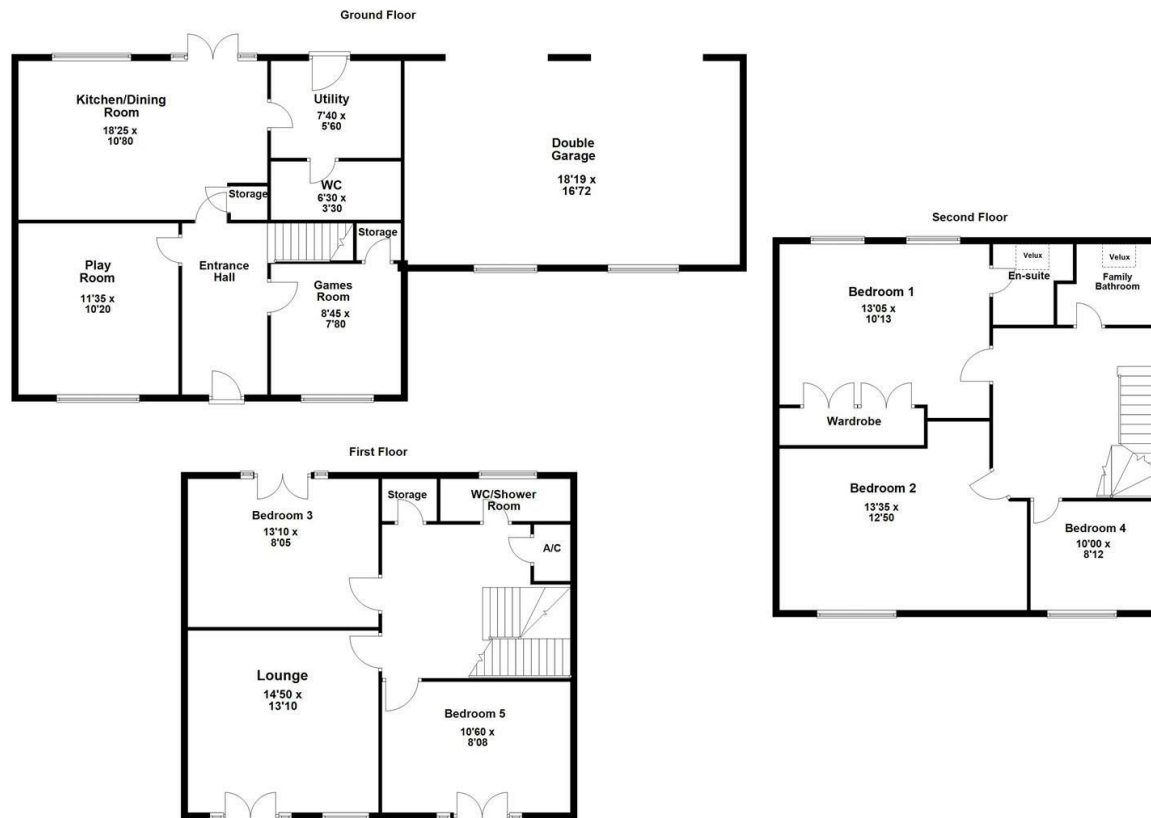


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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