



12 Sharman Drive

Corby, Northamptonshire NN18 9FD



Simpson West

Occupying an attractive position within the highly sought-after Colyers Gardens development is this rarely available four-bedroom link-detached residence, offering spacious and versatile accommodation perfectly suited to modern family living.

Beautifully presented throughout, the property welcomes you via a generous reception hall, providing access to a cloakroom/WC, a useful study ideal for home working, and a well-appointed kitchen/breakfast room fitted with a comprehensive range of integrated appliances. Spanning an impressive 23' x 10'4", the light-filled lounge/dining room provides an excellent space for both everyday living and entertaining, with ample room for family gatherings and direct access to the rear garden.

To the first floor, the accommodation continues with four well-proportioned bedrooms, including a superb principal bedroom complete with fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, offering comfortable accommodation for growing families.

Externally, the property enjoys an enclosed frontage with a driveway providing off-road parking, leading to a single garage. To the rear is a particularly generous enclosed garden, predominantly laid to lawn and complemented by a spacious patio area, creating the perfect setting for outdoor dining, entertaining, or simply relaxing during the warmer months.

Rarely do homes of this style and position become available within this popular development. Early viewing is strongly recommended to fully appreciate the space, location, and lifestyle on offer.

Energy Rating C. Council Tax Band C.

£289,950



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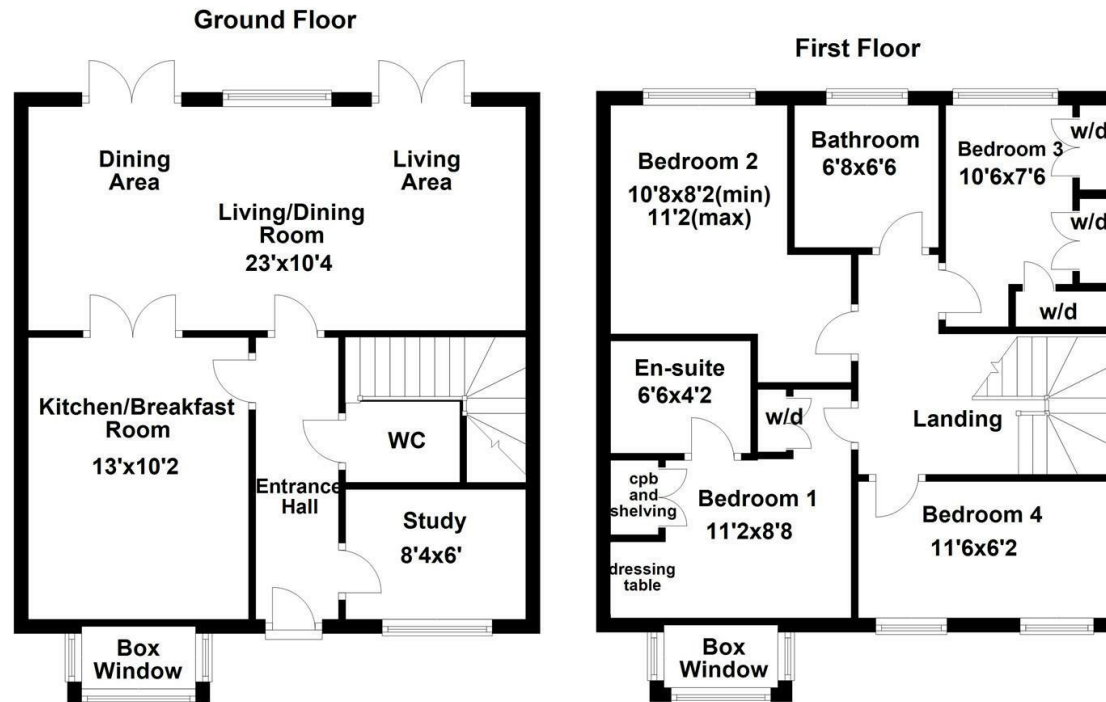


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Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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