



65 Holdenby Drive

Priors Hall, NN17 5EG



Simpson West

Set within the highly desirable Priors Hall Park development, this rarely available three double-bedroom home is offered to the market with the considerable benefit of a complete onward chain. Built by the well-regarded eco-home developer Etopia Homes, the property provides contemporary and flexible living accommodation arranged across three floors.

The accommodation comprises welcoming entrance hall, downstairs cloakroom/WC, a practical utility room with access to the integral garage, and a spacious principal bedroom. This impressive ground floor suite features fitted wardrobes, a modern en-suite shower room, and direct access to the rear garden, making it ideal for guests, multi-generational living, or those seeking ground floor accommodation.

Occupying the entire first floor, the heart of the home is a bright and stylish open-plan living, dining, and kitchen area. The contemporary kitchen is equipped with a range of integrated appliances, while doors open onto a private terrace, creating an excellent space for outdoor dining, entertaining, or simply relaxing.

On the second floor are two further generously proportioned double bedrooms, complemented by a modern family bath/shower room with a generous four piece suite.

Outside, the property enjoys an enclosed rear garden, predominantly laid to lawn and access to an oversized integral garage.

Homes of this style and specification are seldom available within the development, and an early viewing is strongly advised.

Energy Rating: A

Council Tax Band: D

Priors Hall Urban & Civic Charge: £284 per annum

£320,000



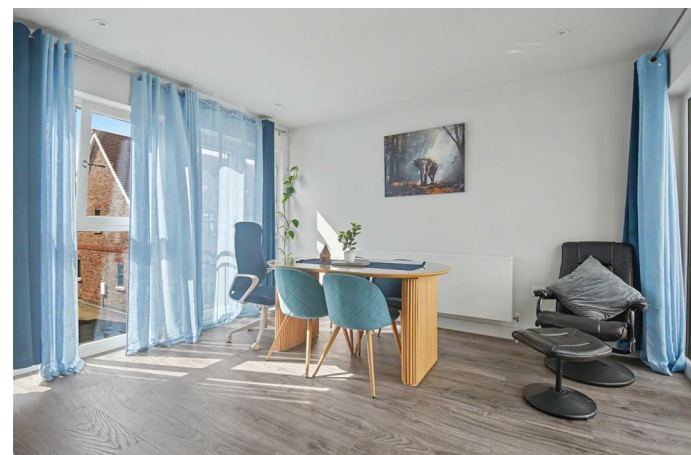
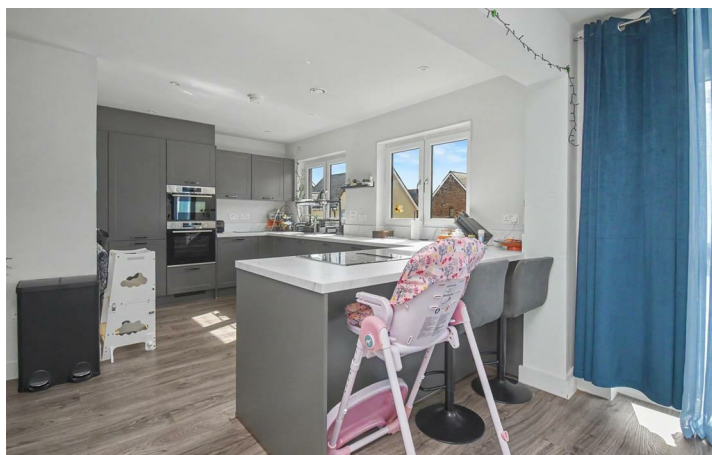
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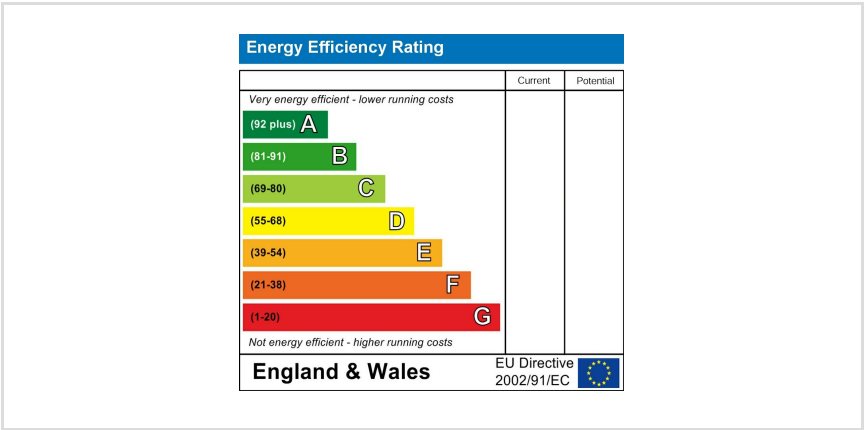
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Simpson West



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01536 202007

info@simpsonwest.co.uk

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64 Corporation Street, Corby, Northants, NN17 1NH