47 Wagtail Way

Kettering, NN14 4GQ

Simpson & Partners

Set within the highly sought-after Nurseries development, this beautifully presented four-double-bedroom family home enjoys a particularly attractive and convenient position. Offered to the market with no forward chain, the property is ideally situated within easy walking distance of the local school, shops, and a range of everyday amenities.

Upon entering, you are welcomed by a spacious entrance hall that leads to a useful cloakroom/WC and a modern, well-appointed kitchen–dining room. This impressive space features integrated appliances and French doors opening directly onto the rear garden—perfect for family meals or entertaining. Completing the ground floor is a comfortable and inviting living room.

The first floor hosts the generously sized master bedroom with its own en-suite shower room, a further double bedroom, and the contemporary family bathroom. The second floor provides two additional double bedrooms along with a separate shower room, making it ideal for growing families or those needing flexible guest or office space.

Outside, the enclosed rear garden is mainly laid to lawn and offers a safe, peaceful area for relaxation or play. The property also benefits from a detached single garage and ample driveway parking for multiple vehicles.

Early viewing is strongly recommended to appreciate all that this delightful home has to offer. Energy rating: to be confirmed.

£355,000

4 2 1

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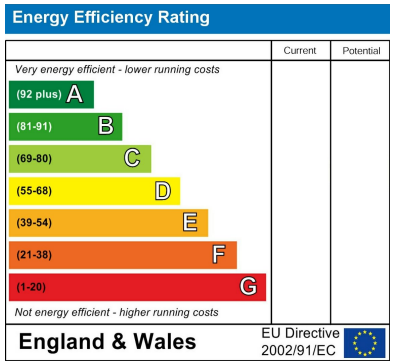
Ground Floor
Pantry
Kitchen/Dining Room
16'2 x 13'
WC
Living Room
16'4 x 10'2
Entrance Hall
First Floor
En-suite
Cbd
Landing
Bathroom
Wardrobe
Master Bedroom
11' x 10'5
Bedroom 4
11'9 x 10'2
Second Floor
Bedroom 2
12'2 x 11'7
En-suite
Landing
Bedroom 3
12'8 x 9'5


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
England & Wales
EU Directive 2002/91/EC

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