



Available

2 Celandine Gardens  
Priors Hall Park, NN17 5HQ



**Simpson West**



## The Willow -

Upgraded specification - Get in touch to arrange your visit!

A FOUR bedroom family detached home built to a traditional style by highly reputable builder Bovis Homes.

This home is located within the prestigious and up coming Priors Hall Park. Schools, shops and other amenities are all within a stones throw.

Accommodation is to include a spacious entrance hall, the impressive kitchen dining room with doors leading in to the rear garden, cloakroom w/c, in addition there is the sitting room located at the front of the house. To first floor you will find two extremely generous double bedrooms, there is also a great single bedroom and the main family bathroom. To the second floor is the master bedroom with en-suite shower room and fitted storage.

- 10 year NHBC Buildmark warranty
- Downstairs cloakroom
- Separate living room with bay window
- Open plan kitchen and dining room
- Bi-fold doors leading to garden
- Practical storage throughout
- Flexible living space
- Modern multi-storey living
- En-suite to bedroom 1
- Garage and 2 parking spaces

£395,000



4



2



1



Simpson West



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





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**Simpson  
West**

Making Every  
Journey Personal



01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH