



17 Stanley Close

Corby, NN18 8SW



**Simpson West**

The Cambridge is an exceptional four double bedroom detached family home, beautifully built by Barratt Homes to this highly regarded design and offering spacious high specification accommodation throughout. Ideally positioned within walking distance of the local school and a range of amenities this impressive home is perfect for modern family living.

The accommodation briefly comprises a spacious entrance hall, cloakroom/WC, generous living room, separate dining room, and a stunning open plan kitchen/breakfast/family room creating a superb space for both everyday living and entertaining. The kitchen is finished to an excellent specification and benefits from a range of integrated appliances. A separate utility room provides additional practicality with a door leading to the side of the property.

To the first floor, there are four well proportioned double bedrooms all of which benefit from fitted wardrobes with the principal bedroom further enhanced by a stylish en-suite shower room. A spacious family bathroom completes the first floor accommodation.

Externally, the property continues to impress. To the front, there is a lawned garden with a pathway to the entrance and a large driveway providing off road parking for multiple vehicles leading to a double garage with power and lighting. A side gate offers convenient access to the rear garden.

The beautifully landscaped rear garden is a real highlight, having been designed by BBC Garden Rescue's Charlie Dimmock. Thoughtfully arranged with a combination of lawn, patio, and a variety of mature shrubs and planting. the garden offers an excellent degree of privacy and is fully enclosed by timber fencing.

Viewing is highly advised of this superb property which is certain to attract considerable privacy. Energy Rating C. Council Tax Band E.

£429,950



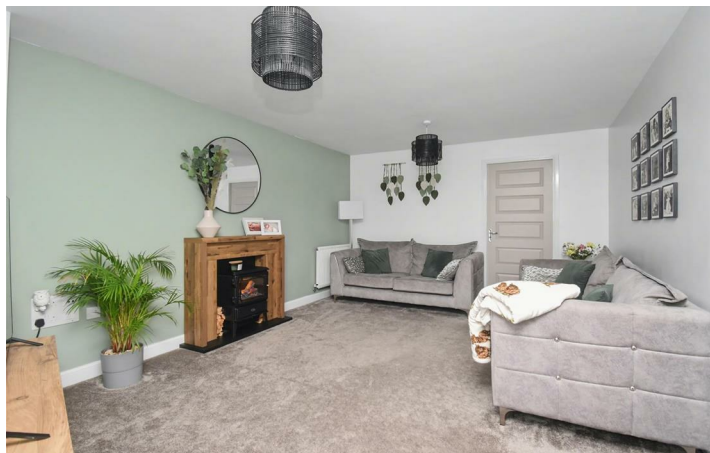
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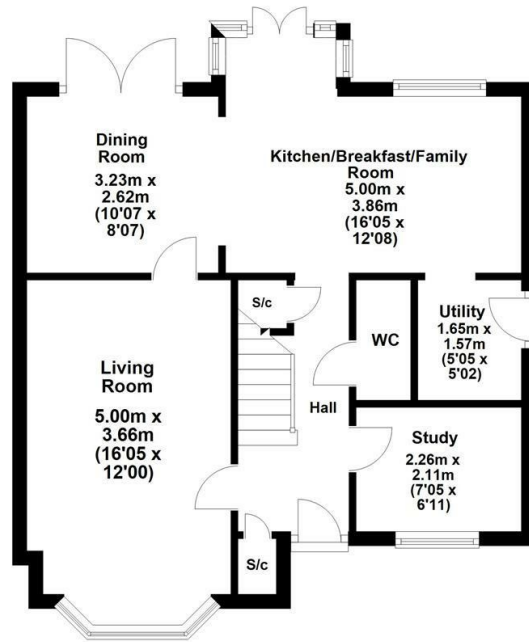
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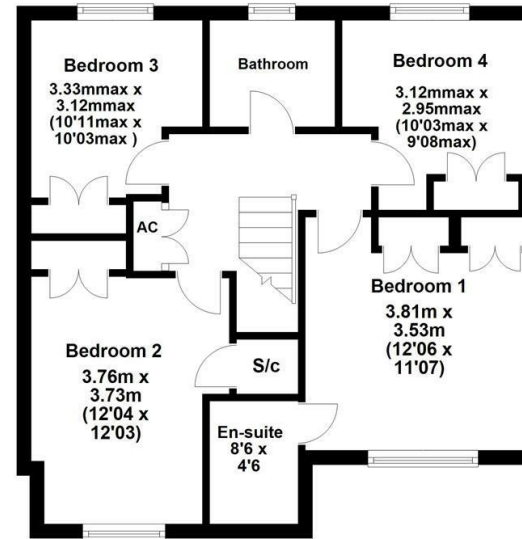
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### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	80	84
	EU Directive 2002/91/EC	



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