

49 Arnold Drive

Corby, NN17 5FY

Simpson West

Simpson West are delighted to offer to the market this beautifully presented and spacious FOUR BEDROOM DETACHED FAMILY HOME, built by the highly regarded David Wilson Homes to their popular 'Mitchell' design. Situated within the prestigious Priors Hall Park development, the property enjoys an attractive position overlooking established greenery and is conveniently located within walking distance of the local school, shopping plaza and everyday amenities.

Offering generous and versatile accommodation throughout, this impressive property is perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall, cloakroom/WC and a generously proportioned living room featuring an attractive bay window. A particular highlight is the stunning open-plan kitchen/dining/family room, providing an excellent space for everyday family life and entertaining. The kitchen benefits from a range of integrated appliances, complemented by a separate utility room.

To the first floor are four well proportioned bedrooms, with the impressive principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a generous, fully enclosed rear garden, predominantly laid to lawn and offering a good degree of privacy. A patio seating area provides an ideal space for outdoor dining and entertaining.

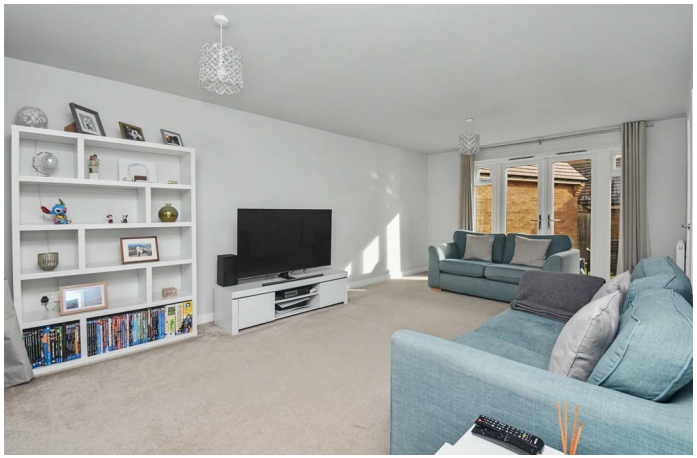
To the front are established shrubs and neatly maintained lawns, together with a generous driveway providing off-road parking and leading to a detached single garage with power.

Combining spacious accommodation, an attractive setting and a highly desirable location, this superb family home must be viewed to be fully appreciated. Early viewing is highly recommended.

Early viewings are highly advised. Energy rating B. Council Tax Band D. *Urban and Civic charges apply, £280 per annumr*

£365,000

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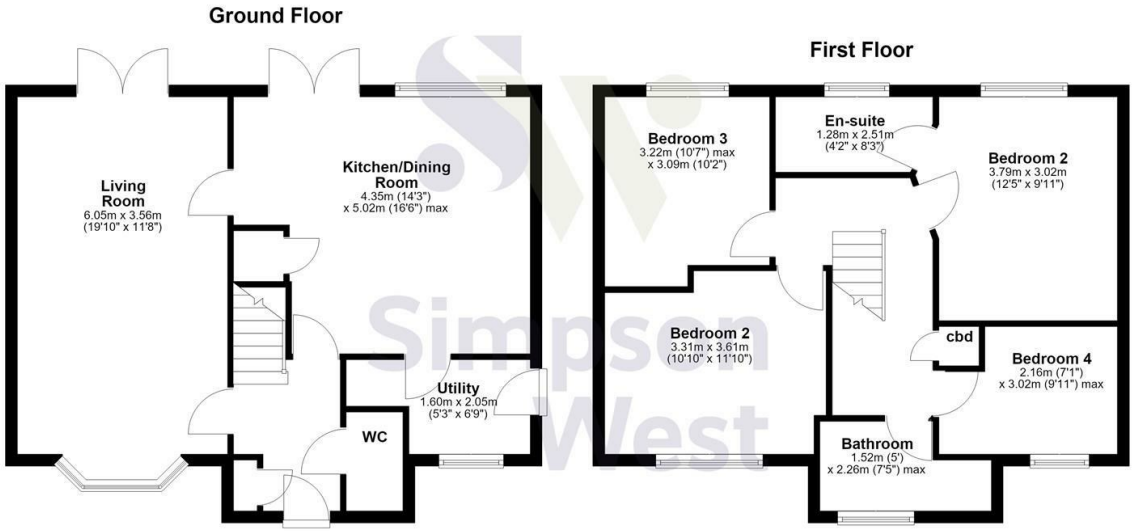




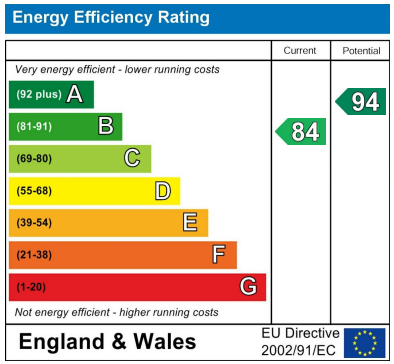




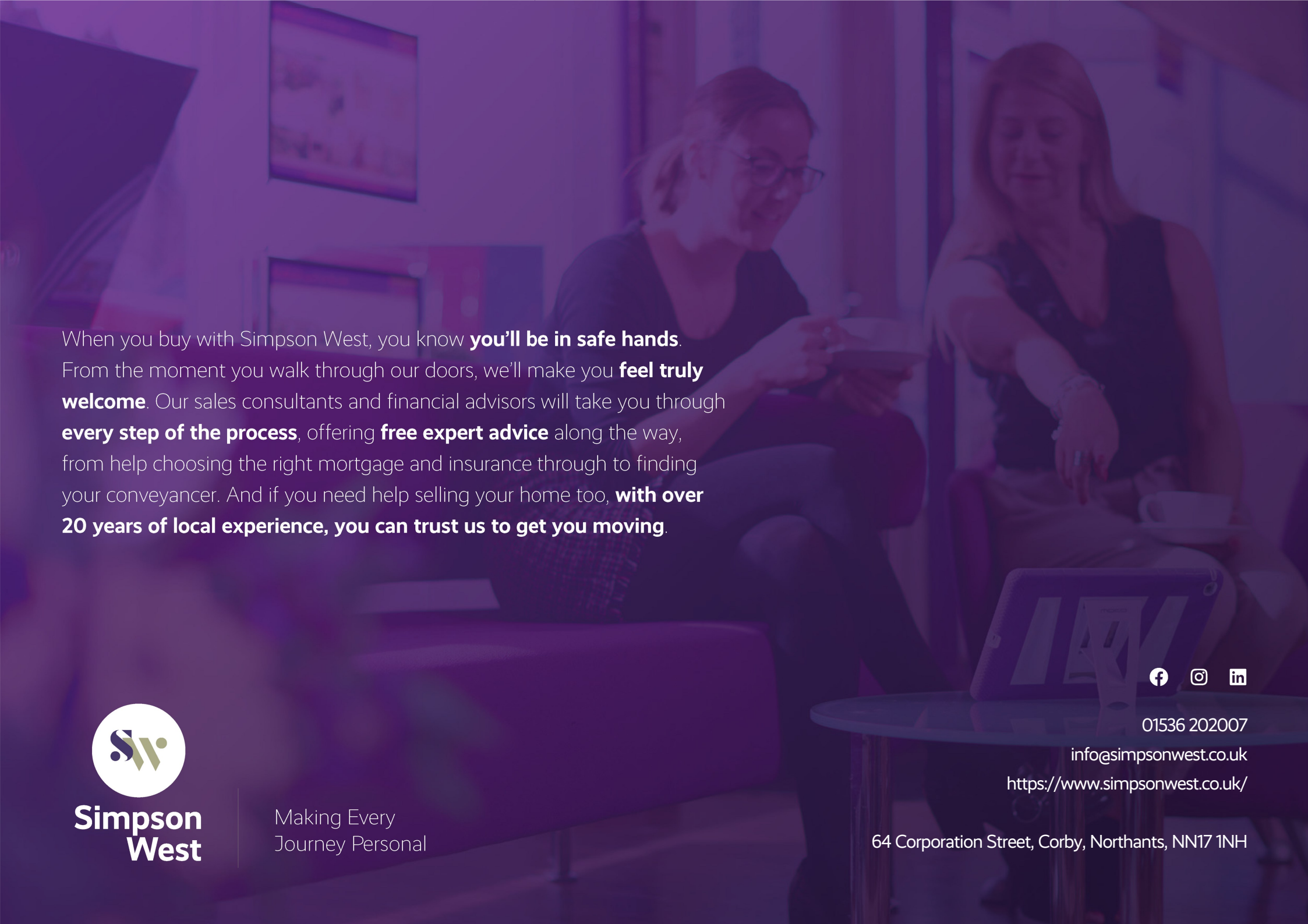
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Ground Floor
First Floor
Living Room
6.05m x 3.56m
(19'10" x 11'8")
Kitchen/Dining Room
4.35m (14'3")
x 5.02m (16'6") max
Utility
1.60m x 2.05m
(5'3" x 6'9")
WC
Bedroom 3
3.22m (10'7") max
x 3.09m (10'2")
En-suite
1.28m x 2.51m
(4'2" x 8'3")
Bedroom 2
3.79m x 3.02m
(12'5" x 9'11")
Bedroom 2
3.31m x 3.61m
(10'10" x 11'10")
cbd
Bedroom 4
2.16m (7'1")
x 3.02m (9'11") max
Bathroom
1.52m (5')
x 2.26m (7'5") max




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
84
94
England & Wales
EU Directive 2002/91/EC





When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

Simpson West

Making Every Journey Personal

01536 202007
info@simpsonwest.co.uk
https://www.simpsonwest.co.uk/

64 Corporation Street, Corby, Northants, NN17 1NH