



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

7 Woburn Close, Corby, Northamptonshire, NN17 5AA

£220,000

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## "Contemporary Living in Priors Hall Park!"

This beautifully presented semi-detached house, located on a quiet cul-de-sac within the highly desirable Priors Hall Park development, offers modern living with a contemporary finish throughout. The property includes a welcoming entrance hall, a convenient guest WC, a modern fitted kitchen/dining room, and a generously sized living room with French doors leading to the garden. Upstairs, you'll find a stylish principal bathroom and two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. A driveway to the side provides off-road parking, and the rear garden is spacious and fully enclosed.

### **Description:**

Upon entering, a welcoming entrance hall sets the tone for this meticulously maintained home. The ground floor features a practical guest WC.

The heart of the home is the modern kitchen/dining room, fitted with a contemporary range of eye and base level units, roll-top work surfaces incorporating a single drainer sink with mixer tap, a gas hob with extractor hood above, and an integrated oven. There is ample space for a dining table, along with plumbing for a washing machine and space for a fridge/freezer, providing a functional and inviting space for everyday meals and entertaining.

The generously sized living room offers a comfortable area for relaxation, with UPVC double-glazed patio doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

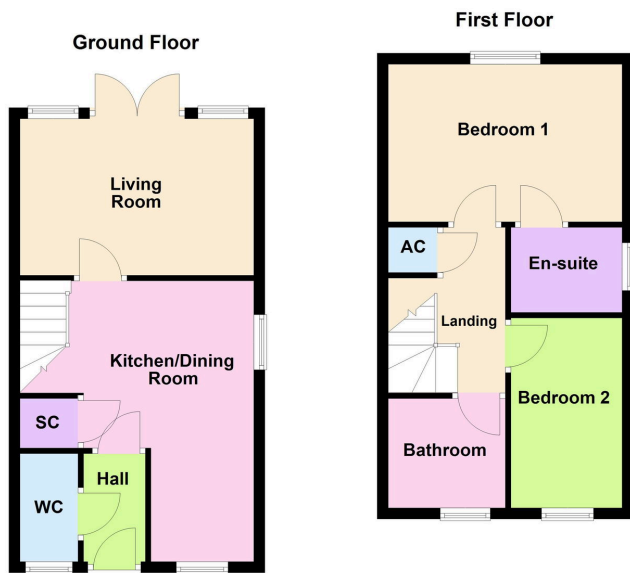
Ascending to the first floor, you will find two well-proportioned bedrooms. The main bedroom benefits from a private en-suite shower room, offering a personal sanctuary. A stylish principal bathroom, fitted with contemporary fixtures, serves the additional bedroom.

Further benefits include efficient mains gas central heating, mains electricity, and mains water supplies. FTTP broadband is also available, perfect for modern connectivity needs. The property boasts a contemporary decor throughout, ensuring a ready-to-move-into experience.

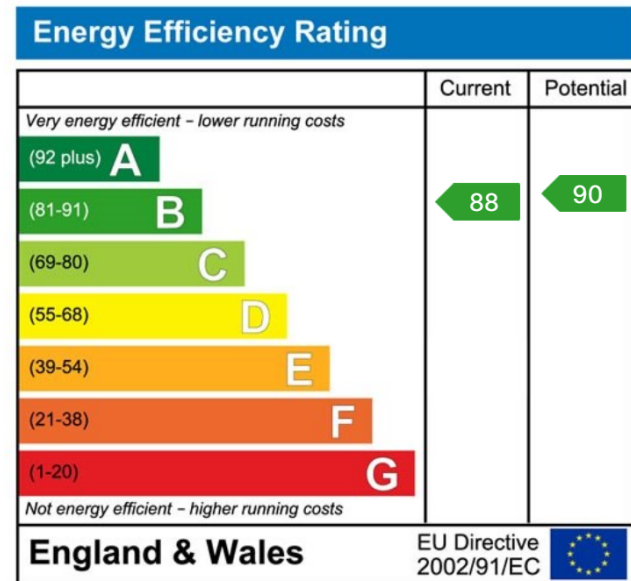
### **Outside:**

To the side of the property, a driveway provides convenient off-road parking. The rear garden is generous in size, primarily laid to lawn, and fully enclosed, offering a private and secure space for outdoor enjoyment and relaxation. There is a timber storage shed, outside electrical socket and a water tap. Woburn Close is situated in a quiet cul-de-sac within the sought-after Priors Hall Park development, providing easy access to local amenities and community facilities. This delightful home offers a fantastic opportunity for contemporary living in a desirable location.





- Reception Hall 1.83m x 1.22m (6'0" x 4'0")
- Kitchen/Diner 5.13m x 2.77m (16'10" x 9'1") max
- Bedroom One 4.24m x 2.84m (13'11" x 9'4")
- En-Suite Shower Room 1.91m x 1.55m (6'3" x 5'1")
- Guest WC 1.83m x 0.91m (6'0" x 3'0")
- Living Room 4.24m x 2.84m (13'11" x 9'4")
- Bedroom Two 3.43m x 2.03m (11'3" x 6'8")
- Bathroom 2.08m x 1.98m (6'10" x 6'6")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

