



11 Wroe Close  
Corby, NN18 8NQ



Simpson West

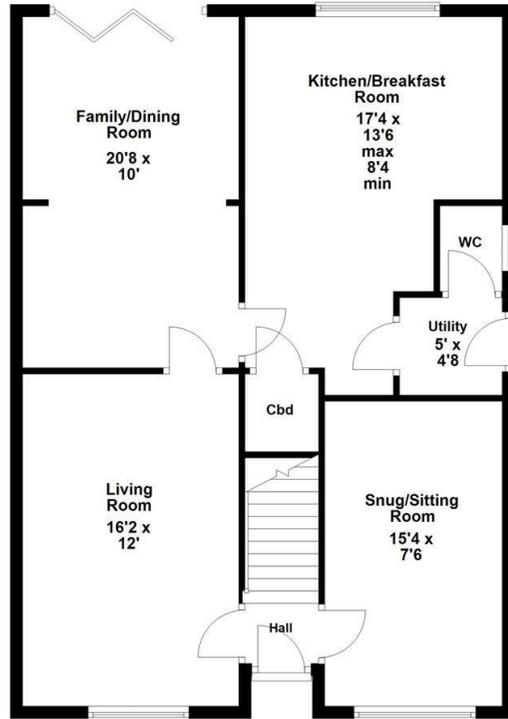
Perfectly situated within this highly sought after cul-de-sac which overlooks green space and is close to countryside walks, is this rarely available, considerably extended FOUR/FIVE bedroomed detached residence which is presented to a high standard. Enjoying an attractive floorplan which provides excellent sized living accommodation and includes a reception hall, cloakroom/WC, living room, family/dining room, snug/sitting room/bedroom five, and a superb, refitted kitchen/breakfast room which includes integrated appliances and boasts a central island, there is also a separate utility room. The first floor offers four bedrooms with the master boasting fitted wardrobes and re-fitted en-suite facilities. There is also a separate family bathroom. Outside, a smart frontage provides OFF ROAD PARKING for three vehicles and includes a Booths Garden Studio that can remain if so desired, see agent for details. The rear garden is of good size and enjoys patio and lawned areas and is complimented by a breeze house, garden shed and greenery to borders. A visit to this property is highly advised if its position and unique footprint are to be truly appreciated!  
Council Tax Band D. Energy Rating to be confirmed.

£385,000

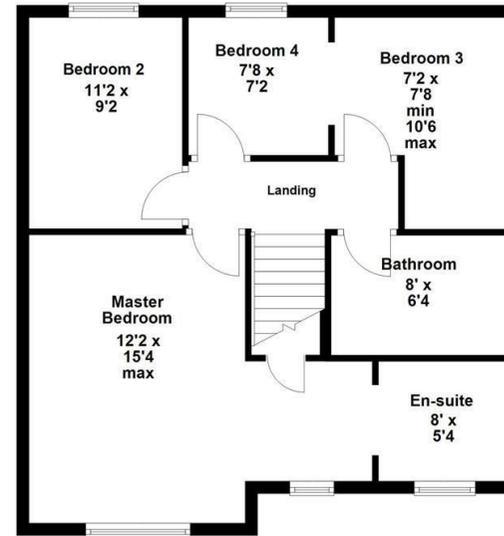
 4  2  2



**Ground Floor**



**First Floor**



**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	



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

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

64 Corporation Street, Corby, Northants, NN17 1NH