



Hobby Drive, Corby **Freehold** £500,000

**Pattison  
Lane**



# Key Features

4 3 C E

- Double Fronted Four Bedroom Detached Home
- Expansive Driveway with Detached Double Garage
- Two Ensuite Facilities & Family Bathroom
- Kitchen / Breakfast Room with Utility Room
- Two Reception Rooms and Study

A Masterclass in Modern Family Living - Presented in truly immaculate, turnkey condition, this substantial four-bedroom detached family home offers an exceptional blend of versatile living space, contemporary finishes, and premium outdoor entertaining areas. With its imposing double-fronted facade and an enviable plot, this property is perfectly designed to meet the demands of modern family life.

## The Approach & Exterior

Positioned on a generous plot, the property immediately impresses with its expansive block-paved driveway, offering rare and highly sought-after off-road parking for over six vehicles, leading seamlessly to a detached double garage.





### Ground Floor: Space & Flow

Step through the front door into a bright, welcoming entrance hallway featuring sleek, low-maintenance tiled flooring that flows beautifully into the heart of the home.

The ground floor layout is exceptionally well-conceived, catering to both intimate family time and grand-scale entertaining:

- Open-Plan Kitchen/Dining/Family Room (6.60m x 4.31m): The undeniable centerpiece of the home. This stunning, light-filled space features pristine white gloss cabinetry, contrasting work surfaces, and ample room for both a dining table and a relaxed seating area. French doors flood the space with natural light and provide direct access to the spectacular rear decking.
- Formal Dining Room (3.84m x 3.07m): A beautifully appointed room featuring a large bay window and a striking exposed brick-effect statement wall, perfect for hosting dinner parties.
- Lounge (3.84m x 4.40m): A dedicated, spacious reception room offering a comfortable retreat for the evenings.
- Study (2.76m x 2.43m): A vital addition for today's lifestyle, providing a quiet, dedicated space for remote working or a home office.

### First Floor: Comfort & Retreat

The impressive proportions continue upstairs, where the floorplan delivers four generous bedrooms:

- Master Suite (3.84m x 3.17m): A spacious principal bedroom benefiting from a private en-suite.
- Bedroom Two (2.94m x 3.54m): An excellent guest or older child's room, also featuring its own en-suite facilities.
- Bedrooms Three & Four: Two further well-proportioned bedrooms (3.24m x 3.70m and 3.84m x 2.17m respectively), providing superb flexibility for a growing family, served by a modern central family bathroom.

### The Garden & Entertaining Space

To the rear, the property truly sets itself apart. The owners have created a phenomenal outdoor living environment, dominated by a huge, elevated composite decked area. Framed by stylish black railings, this vast terrace operates as an outdoor extension of the home-providing abundant space for al fresco dining, a barbecue station, and a large corner lounge set.

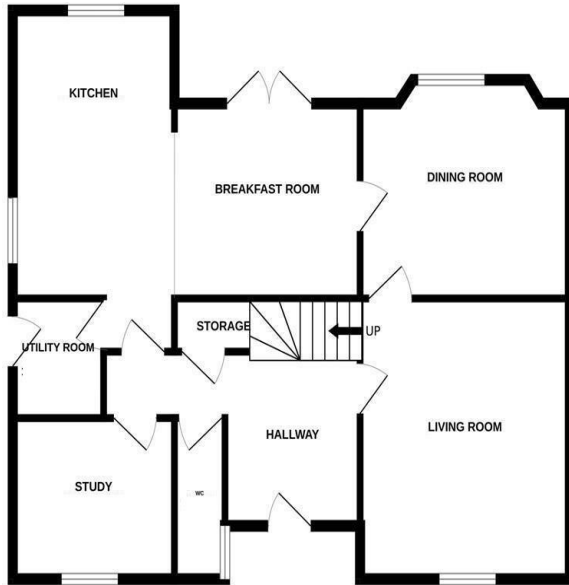
Steps lead down from the premium decking to a neatly landscaped, tiered garden featuring manicured lawns and sleeper borders, ensuring the outdoor space is as beautiful as it is low-maintenance.

### Summary

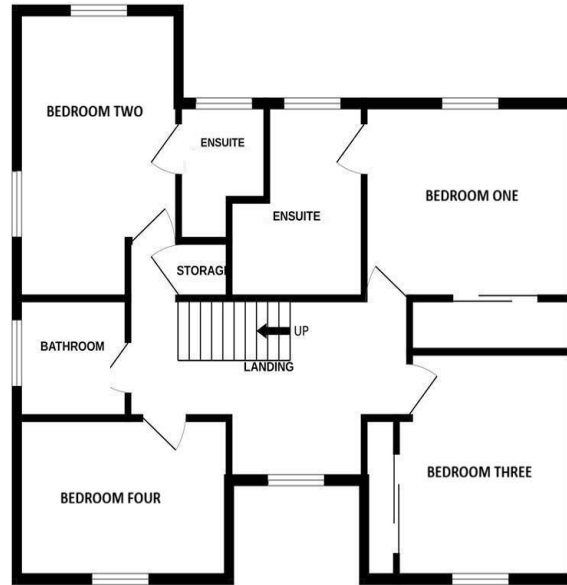
Properties of this caliber, offering this volume of parking, a flawless internal finish, and such a spectacular outdoor entertaining space, are a rare find. 1 Hobby Drive represents an outstanding opportunity for a buyer seeking a premium, move-in-ready home.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LIVING ROOM 12'7 x 15'5 (3.84m x 4.40m)

DINING ROOM 12'7 plus bay x 10'1

STUDY 9'1 x 8' (2.76m x 2.43m)

KITCHEN / BREAKFAST ROOM 21'8 max x 14'2 max (L shape room) (6.60m x 4.31m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE 12'7 into wardrobe x 10'5 (3.84m x 3.17m)

EN SUITE

BEDROOM TWO 9'8 x 11'7 (2.94m x 3.54m)

EN SUITE

BEDROOM THREE 10'8 x 12'2 into wardrobe (3.24m x 3.70m)

BEDROOM FOUR 12'7 x 7'2 (3.84m x 2.17m)

BATHROOM

OUTSIDE

FRONT GARDEN

DETACHED DOUBLE GARAGE & SUBSTANTIAL DRIVEWAY

REAR GARDEN

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



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