



24 Sunningdale Drive

Priors Hall Park, Northamptonshire NN17 5EW



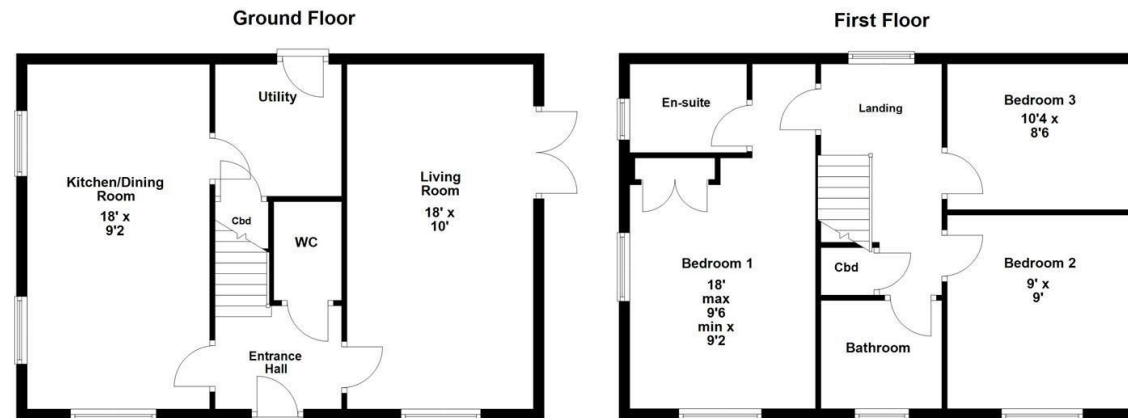
Simpson West

Enjoying an attractive position within the highly desirable Priors Hall Park, is this well-presented detached residence which simply must be seen if it is to be fully appreciated.

The property boasts accommodation to include a reception hall, cloakroom/WC, living room and a superb kitchen/dining room with a range of integrated appliances, there is also a separate utility room. The first floor provides THREE bedrooms with the master enjoying fitted wardrobes and en-suite facilities, there is also a family bathroom. Outside, the property enjoys an open plan frontage with a driveway providing OFF ROAD PARKING to the GARAGE. The rear garden is predominantly laid to lawn and is fully enclosed to all sides. An early viewing of this delightful family home is considered essential.

Estate charges of £280.20 per annum.
Energy Rating B. Council Tax Band D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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