

# BRENNAN

BESPOKE



£475,000

Hobby Drive

Corby, NN17 5FG

## PROPERTY SUMMARY

Situated on the sought-after Hobby Drive in Priors Hall Park, Corby, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, further enhanced by a self-contained one-bedroom annexe, making it ideal for multi-generational living. The main property is entered via a welcoming hallway, with doors leading to a study, perfect for home working, along with a utility room and downstairs WC for added practicality. The large lounge provides a comfortable and stylish living space, while the impressive kitchen/diner forms the heart of the home, offering ample room for family life and entertaining. Double doors open onto the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow. To the first floor are four generous double bedrooms, three benefitting from fitted storage. The master bedroom enjoys a modern ensuite shower room, while a well-appointed family bathroom services the remaining bedrooms.

A standout feature of this home is the purpose-built self-contained annexe, thoughtfully designed by the current owners and offering its own private access. Entered via a front door into a hallway with storage, the annexe leads to a bright open-plan kitchen/lounge area, complete with bi-fold doors to the garden. A modern shower room serves the double bedroom, which also benefits from fitted wardrobes, creating a fully independent and stylish living space. Externally, to the front, the property provides off-road parking for two to three vehicles. To the rear, a private garden backs onto open fields, offering a pleasant outlook and added privacy. The garden features a large patio area, ideal for outdoor dining and entertaining, with the remainder laid to lawn. Combining space, flexibility and a prime location, this exceptional home offers modern family living with the added benefit of a high-quality annexe.

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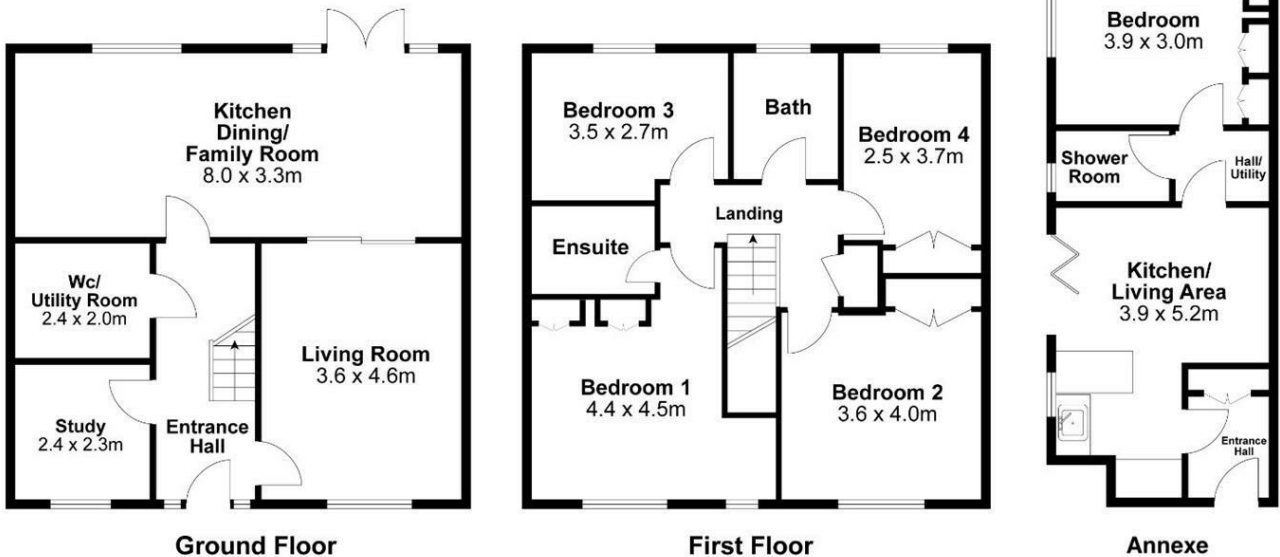


**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Internal Area Approx. : 168m<sup>2</sup>

For identification only not to scale

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**BRENNAN**  
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