

HENDERSON CONNELLAN

ESTATE AGENTS



Pytchley Road Kettering NN15 6HZ

"One Of One"

"One Of One"

With its bespoke design, impeccable finish and highly sought-after location, this is a home that stands apart from the ordinary. Wicksteed Park, the mainline railway, town centre and a variety of schools are a short walk away. Stepping inside, the attention to detail is immediately apparent. A welcoming entrance hall sets the tone with striking herringbone wood-effect flooring, leading through to a beautifully appointed cloakroom/shower room. The elegant living room provides a relaxing retreat, centered around a bespoke media wall with a contemporary designer fireplace and bi-folding doors to the garden. Undoubtedly the heart of the home is the impressive open-plan kitchen, dining/family room, where sleek cabinetry is complemented by Quartz work surfaces, boiling water tap and a range of high-specification integrated appliances. Thoughtfully designed for both everyday family life and entertaining, this exceptional space seamlessly combines style, practicality and luxury. Upstairs, a light-filled landing provides access to six beautifully presented bedrooms and the principal family bathroom. The impressive principal suite offers a stylish ensuite shower room and the added luxury of air conditioning, ensuring year-round comfort which is also filtered through the upper floor from the landing. Each of the remaining bedrooms is generously proportioned, creating flexible accommodation. Gas central heating, UPVC double glazing and solar panels add to the efficiency, with the option for the battery back up by separate negotiation. Outside the deep frontage provides parking for six/ten cars leading to both a double garage and separate single garage with electric doors, the rear garden is magnificent in scale and presentation, with composite decking, natural stone paths and patios as well as exotic plantings and a bespoke garden pod, all of which looks even more spectacular when illuminated by night.

- Fabulous Kitchen/Dining/Family Room
- Living Room with media wall and contemporary fire
- Six generous, versatile Bedrooms with Ensuite to main Bedroom
- Air conditioning to first floor.
- Double Garage
- Mature rear Garden
- Gym/Office
- EPC Rating: PENDING
- Council Tax: F

Council Tax Band: F

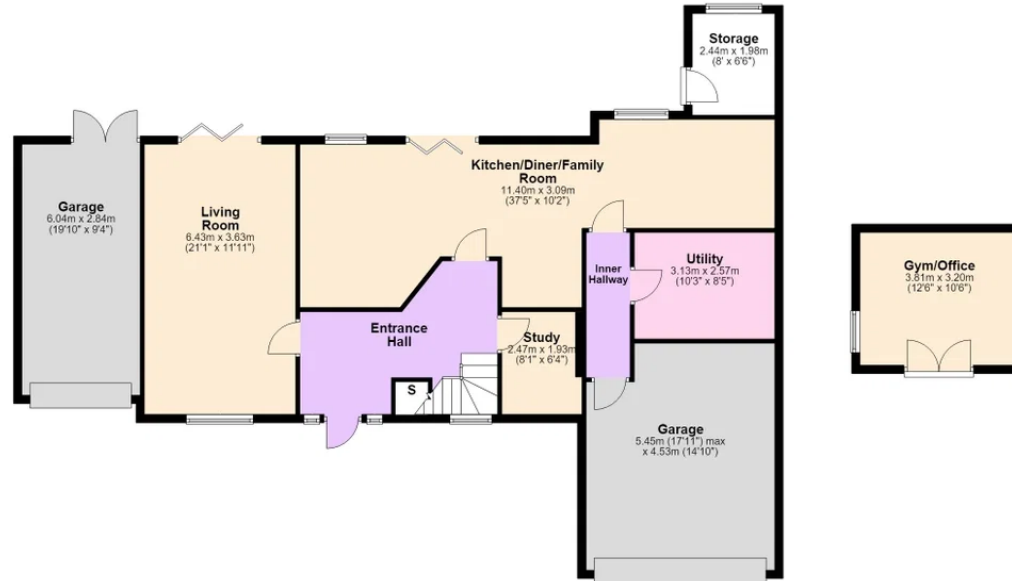
Tenure: Freehold





Ground Floor

Approx. 152.6 sq. metres (1642.1 sq. feet)



First Floor

Approx. 121.8 sq. metres (1310.8 sq. feet)



Total area: approx. 274.3 sq. metres (2952.9 sq. feet)