

**Arnold Drive | Priors Hall Park**  
**Northamptonshire | NN17 5FY**

**Offers in Excess of £375,000**



**HOWE**  
RESIDENTIAL



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Park Life!

This executive modern four bedroom detached residence occupies a prominent position in this sought after location on Priors Hall Park. Offering well planned and flexible living space for modern family life the property boasts a stunning kitchen/family room, utility, spacious living room, and further study ideal for home working.

Upstairs boasts FOUR DOUBLE BEDROOMS with the master suite providing built-in wardrobes and en-suite shower room. The family bathroom is also luxuriously appointed with bath and separate shower.

Outside are low maintenance shrubbed gardens to front and side' together with an enclosed rear walled garden with extensive patio. In addition to the rear a driveway provides ample of road parking leading to a detached GARAGE.

This superb family home in an enviable parkland location must be seen. ENERGY RATING: TBC





## Situation

Situated within the rolling North Northamptonshire countryside, Priors Hall Park comprises 1000 acres of beautiful parkland encapsulating a great lifestyle for its residents. Enjoy country walks, new educational facilities from nursery age to secondary. The Park lies three miles from Corby which has been identified by the government as an area with development potential and is currently enjoying the benefits of major inward investment. It is rapidly developing into a modern town with great mix of high street shops, cafes, bars and restaurants. The area also benefits from excellent road and direct rail links with London, essential for many commuters and families alike creating an excellent quality of life in a parkland environment.

## Accommodation

### Ground Floor

The front door opens into a welcoming entrance hall with built-in storage cupboard, stairs rising to the first floor and doors to the downstairs rooms. The cloakroom/wc is fitted with a contemporary suite and has a window to the side. The kitchen/family room has been superbly fitted to include a range of appliances and has a window to the rear and bay window to the front. A door leads through to the utility room which is fitted with complimentary units and has a door to the rear. The spacious living room has a bay window to the side, further window to the rear and double doors leading out to the garden. The study is well proportioned and has a window overlooking the front garden.

### First Floor

The first floor landing has a built-in airing cupboard, loft access and doors to the upstairs rooms. The principal bedroom is light and airy with windows to two sides and is fitted with a wall of built-in wardrobes. A door leads to a contemporary en-suite shower room with a window to the rear. The second bedroom is a generous double room with fitted wardrobe and two windows to the front. Bedroom three is also double in size with windows to front and side. Bedroom four is a double room with a window to the rear. The family bathroom is luxuriously appointed with both a bath and separate shower cubicle and has a window to the rear.

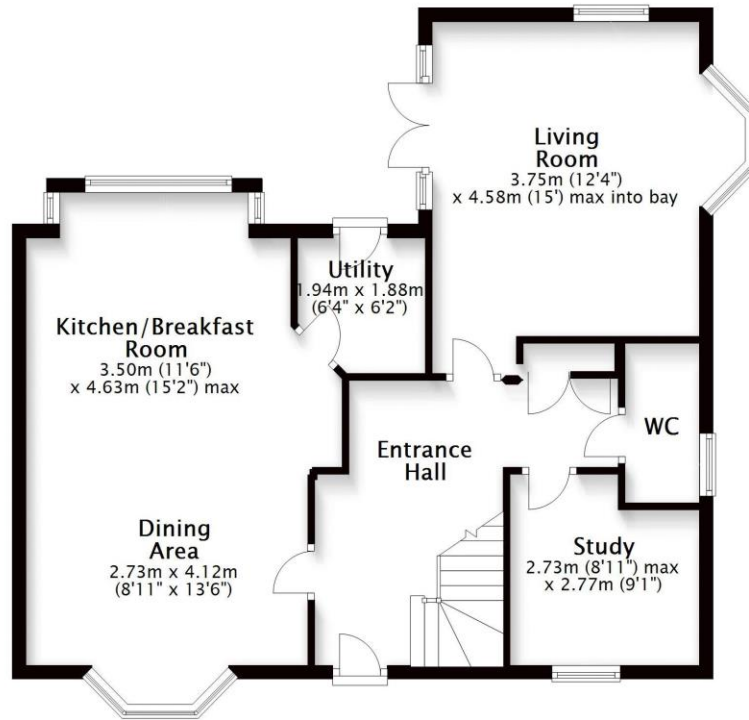
### Garden

The property has a lawned front garden with a driveway to the rear of the property leading to a GARAGE. There is gated access to the rear garden. The rear garden provides a timber decked patio leading to an easy maintenance artificial lawn with paved edging. Further raised planting beds offer the opportunity to grow your own fruit and vegetables too. The garden is fully enclosed by timber fencing and brick walling.



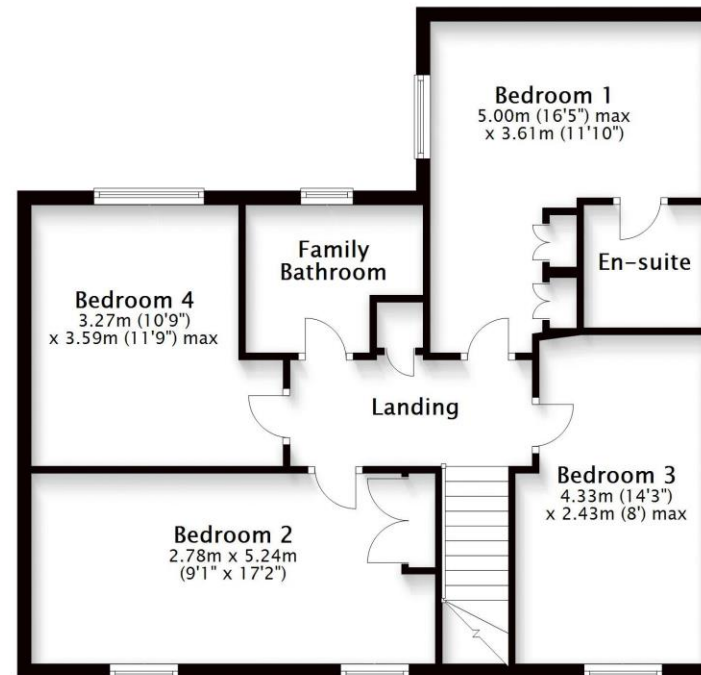
### Ground Floor

Approx. 72.5 sq. metres (780.3 sq. feet)



### First Floor

Approx. 73.7 sq. metres (793.3 sq. feet)



Total area: approx. 146.2 sq. metres (1573.6 sq. feet)

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