

The Drove

Collyweston PE9 3PU



EXPERIENCE EXCELLENCE





Style- Executive Detached

Location- Collyweston

Parking- Garage & Driveway

Occupying a substantial plot within the desirable village of Collyweston enjoying countryside views to the front and rear is this exclusive, brand new family home. Showcasing a stylish interior throughout, the accommodation comprises; three reception rooms, an impressive open plan kitchen, utility room, guest w/c, four double bedrooms, two with en-suite facilities and a family bathroom. Offered to the market with no onward chain, the property also benefits from a laid to lawn rear garden, larger than average garage and driveway parking.







Accessed via a panelled front door with optimal full length glazing to the sides, the entrance hall is laid with high gloss Porcelain tiles, complete with underfloor heating that is continued throughout the ground floor accommodation. All three reception rooms are spacious and bright, the living room of which boasts a working log burner and the dining room offers views and access to the rear garden via bi-folding doors. Fitted with a stylish suite and LED downlights, the kitchen has been designed with both function and finish in mind, offering base level units with Quartz worktops and a full range of integral appliances to include an oven, combi oven, hob, warming drawer, dishwasher, and separate upright fridge and freezer. Further appliances can be housed within the adjoining utility room. The impressively sized kitchen is definitely the heart of this home with space to incorporate all aspects of family life with stunning views and access out to the rear garden via double doors. To complete the ground floor accommodation, there is access to the integral garage, a downstairs w/c and benefits from ample inbuilt storage space.



The galleried, first floor landing features a window to the front elevation and gives access to all four double bedrooms, three of which benefit from built-in wardrobes, and the family bathroom. Generous in size, the master bedroom boasts a four-piece en-suite bathroom comprising a concealed w/c, twin vanity wash hand basin, bath, shower enclosure and a chrome towel rail. The en-suite also features an LED colour change mirror with touch control and demister heat pads.

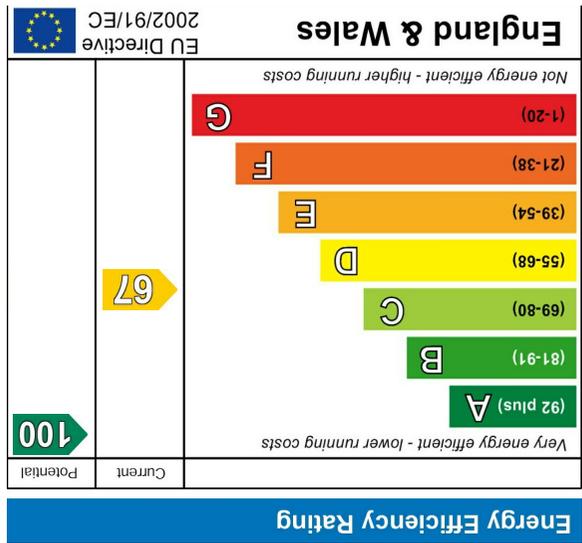
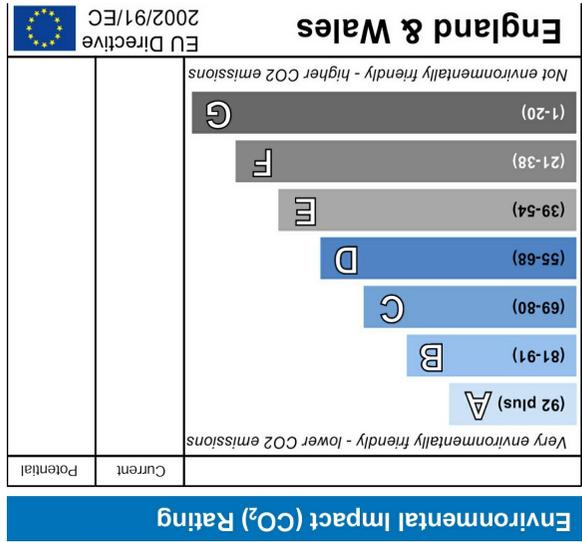
Externally, the rear garden has been landscaped to incorporate a laid to lawn garden and a paved patio area, ideal for outdoor furniture with unspoilt views of the fields behind. There is also a courtesy door through to the garage, which is fully functional with power, light and is fitted with an electric Hormann door and offers ample parking to the front of the property.





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