

Beaumont Road
Glenvale Park
Wellingborough
NN8 6BQ

£334,995

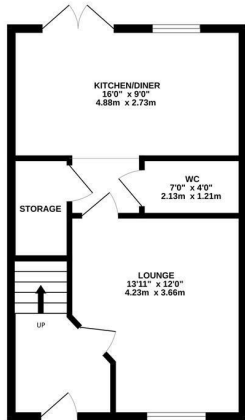


OSCAR JAMES

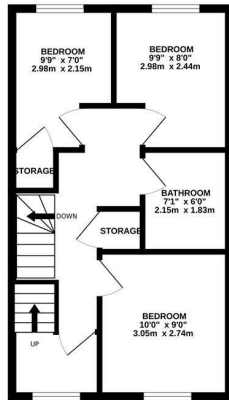
...expect excellence

FLOOR PLANS

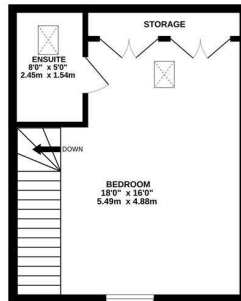
GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge



Kitchen Diner with a range of fitted appliances and French Doors



Four bedrooms (3 Doubles including master suite with En-Suite) plus a single bedroom.



Two Bathroom/ Shower rooms + Guest Cloakroom to the ground floor.



Garden - Private recently landscaped with two patio areas lawn and store shed.



Driveway - with 3 private parking spaces



WHAT'S GREAT?

****New Price** New Price****

The Elliston Design, Beaumont Road, Glenvale Park, Niort Way, Wellingborough NN8 6BQ.

Boasting Four bedrooms over three floors, this wonderfully positioned Semi-Detached property constructed in late 2021, is in a premium position to enjoy the view over the open aspect and rolling fields to the front elevation. Located to the front of the Glenvale Park development, this spacious luxurious home was built by renowned builders Taylor Wimpey, with many upgrades to the standard build choices.

Briefly comprising of a light and spacious entrance hallway, with staircase to the first and second floor landings and connecting door to the ground floor accommodation.

The comfortable living room with a large window overlooking the fields, leads to a large kitchen/dining room. The kitchen has a modern range of stylish wall and base units with modern integrated appliances and the dining space is flooded with light via French doors to the garden, while there is also an oversized guest cloakroom and large under stairs storage.

On the first floor, two double bedrooms can be found along with a contemporary bathroom and further single bedroom and airing cupboard with further storage. The front elevation bedroom has amazing views over the green fields.

The landing extends to another staircase which leads up to the second floor and a highly impressive master suite, featuring double fitted wardrobes, roof light windows and a picture window to the front facing impressive views, high galleried ceilings and generously spacious En-suite shower room.

Outside: The rear garden is both private and enclosed and recently landscaped beautifully - with lawn and smart paved patio with pathway and gated access to the side elevation to the side gate entrance. The front aspect driveway provides a shared driveway and three spacious parking spaces.

Tenure: Freehold - Estate management fee: Quoted January 2024 at £200.53 per annum. This may be subject to change.

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SELLER'S SECRET

We chose this home as it has in our opinion the best position on Glenvale Park Development.

We've landscaped the garden and imagine the new owner will appreciate that and the lovely outlook and unique position of Beaumont Road, which is the front facing road on the Glenvale Park, it feels so lovely and open here!



Why we like it....

This is one of the very best examples of a prime position on a development that has become hugely popular and desirable. Perfect for a family looking for more space - with an amazing master suite to the entire 2nd floor.

This is an impressive property and we expect it to be popular, so delay contact Oscar James today 01933 830 300.

To buy or not to buy....

OSCAR JAMES

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