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“Creative Flow”



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Recently renovated and remodelled, this extended four bedroom detached Property offers a high level of finish and accommodation that flows perfectly with a modern open plan feel. There are contemporary bathrooms, an impressive bespoke kitchen and a detached double garage. The Property shares a small well-maintained park and a lake with its neighbours.



Waterloo Way,
Irthlingborough,
NN9 5QW





Property Highlights

- Beautifully positioned, extended four bedroom detached Home, remodelled with a modern open plan layout finished to a very high standard.
- Situated on the established Pinetrees development in Irthlingborough with a secure and picturesque lake neighbouring the Property. Rushden Lakes is within walking distance, taking approximately 20 minutes via an idyllic countryside walk.
- Irthlingborough town centre is within walking distance and the A6 and the A45 are within close proximity. Wellingborough train station is approximately 3.5 miles away and benefits from a convenient commuting rail link to London.
- Well-proportioned accommodation, fully renovated to include double glazed windows and doors, a remodelled contemporary layout, unvented and pressurised central heating, updated electrics and complete redecoration throughout to a very high standard.
- Entrance through the composite front door leads into the impressive Reception Hall which is larger than you would expect with an attractive glazed porcelain tiled floor, ample space for furniture, and two useful under stairs storage cupboards.
- Naturally light Living Room with a window to the front elevation, a modern electric feature fire with a micro marble stone surround and benefitting from concealed wires for a wall-mounted TV and surround sound speakers.
- Stunning open plan Kitchen/Dining Room, beautifully finished with high quality fixtures and fittings throughout. The glazed porcelain tiled floor from the Reception Hall seamlessly flows through the Inner Hall to the Kitchen/ Dining Room providing a modern, contemporary feel. There are recessed LED down lights in the ceiling on two separate zones, tall contemporary radiators and brushed chrome light switches and plugs with USB sockets. An abundance of natural light is provided by windows to the side and rear, and French doors to the garden.



Property Highlights

- The gorgeous bespoke Kitchen that exudes quality comprises of colour contrasting eye and base level units featuring soft close deep pan drawers, a Le Mans corner carousel, tall pull-out tandem larder cupboard and a tinted glass display unit complete with independently switched under counter lighting. Truly impressive 'Brazilian Sandstone' marble worktops with upstands are complimented by an inset composite 'BLANCO' sink with a 'QETTLE' filtered drinking and instant boiling water tap. There is an array of integrated appliances including two high-level ovens with a steam function and two warming drawers beneath, a high-level microwave, a five-zone induction hob with a contemporary extractor above, a dishwasher, an under-counter fridge and a double width wine cooler. In addition to this there is a plumbed, American style fridge/freezer with water and ice dispenser and a convenient minibar hatch.
- Office/Snug offering generous proportions with an abundance of light from the window and French doors to the Garden. Currently used as a home office, the room boasts flexible accommodation and could make a great playroom, work from home space or an additional reception room.
- Ground floor Shower Room attractively finished with contemporary tiling, a window to the front elevation and a three-piece suite including a low-level WC, a wash hand basin built into a useful storage unit and an oversized shower enclosure.
- Inner Hall, open from the Kitchen and Reception Hall featuring an obscure part glazed composite door to the front providing convenient access to the Garage and side of the property. A second part glazed composite door gives access to the rear Garden.
- Laundry/Utility Room with a continuation of the same high-quality finish as the Kitchen comprising of glazed porcelain tiled flooring, floor-to-ceiling storage cupboards, a low-level storage cupboard, a quartz work surface and a 'FRANKE' composite sink. There is space and plumbing for two appliances (not included) and a cupboard housing the newly fitted gas fired central heating boiler.





Property Highlights

- The stairs flow up to the first floor Landing, featuring a drop-down hatch and ladder providing access to the part boarded loft.
- Four Bedrooms, all beautifully finished with thick pile carpets. Bedroom One and Two benefit from built in wardrobes. Bedroom One is a generously sized room with a five-door built in mirrored wardrobe. The contemporary ensuite Bathroom boasts attractive tiled floor and walls, a chrome heated towel rail and a three-piece suite to include a wash hand basin built into a useful storage unit, a low-level WC and a 'Carron' Whirlpool bath with a fitted screen and rainwater style shower over.
- Family Shower Room comprising of modern tiled floor and walls, a chrome heated towel rail and a three-piece suite to include a wash hand basin built into a storage unit, a low-level WC and an oversized shower enclosure with a rainwater style shower head and a handheld attachment.
- Monthly payment of £23 for the upkeep and maintenance of the neighbouring park and lake.



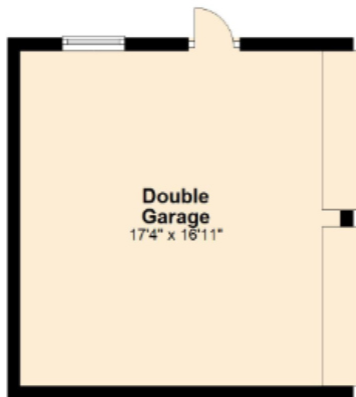
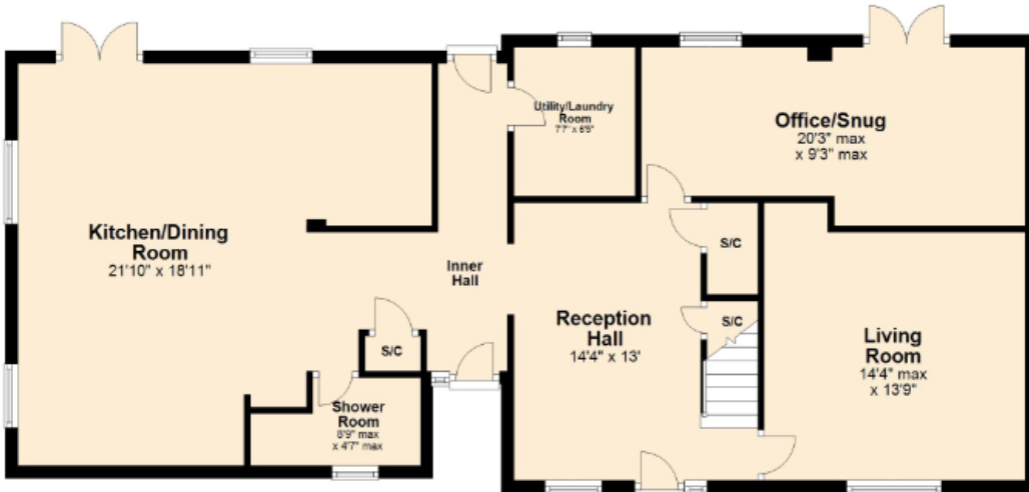
Outside

The Property occupies a fantastic corner position on the small enclave of just three properties. There is a picturesque setting as the small neighbouring lake provides an idyllic outlook. The neat frontage features a hardstanding driveway providing off road parking for four vehicles, access into the double garage and secure gated access to the rear Garden.

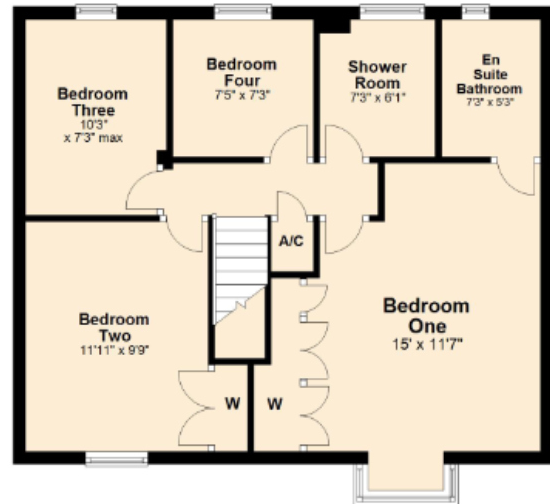
The rear Garden has a low-level patio area with a retaining brick wall and steps leading up to a sizeable raised sectional deck area that is made for entertainment and perfectly positioned to catch the sun. The lawn area to the side houses a timber shed for garden storage. Detached double Garage with two remote operated roller garage doors, a side double glazed pedestrian door and window, light and power.



Ground Floor



First Floor



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