

# HENDERSON CONNELLAN

ESTATE AGENTS



“Experience on Every Level”



## “Experience on Every Level”

Explore the space and charm offered by this conveniently located Victorian townhouse, spanning four stories and providing easy access to both the town centre and the train station.

### Property Highlights

- Located in the heart of Wellingborough, this four-bedroom terrace property is within a stone's throw of the town centre, and within a short walking distance to the train station and local amenities. The A45 and A509 are in close proximity, offering excellent transport links to Rushden Lakes, Northampton, the M1, and nearby towns and villages.
- Entrance through the glass panelled timber door leads into the Entrance Porch. A further glass panelled, timber effect uPVC door leads to the inviting Entrance Hall where you will find oak flooring, ornate corncicing and access to the cellar and principal accommodation, with stairs rising to the first floor.
- Well-proportioned Living Room, naturally light from the bay window to the front elevation, featuring a high level picture rail, period corncicing, and a cast iron fireplace with a solid timber mantelpiece.
- Separate formal Dining Room, naturally light from the bay window to the rear elevation, with timber-effect laminate flooring, a high level picture rail, ornate corncicing, and a recessed space in the chimney, ideal for a fireplace.
- Kitchen/Breakfast Room with a glass panelled door to the Hall with an additional door to the rear leading to the Utility Room. The Kitchen features tiled flooring, a window to the side elevation, eye and base-level units topped with a roll-top work surface, a freestanding oven with a four-ring gas hob, a useful pantry cupboard, and downlights.
- The Utility Room is equipped with a roll-top work surface, an eye-level unit, and space and plumbing for a washing machine and tumble dryer (not included). It also has a folding door to the ground floor Shower Room, which includes a low-level WC, a wash hand basin built into a useful storage cupboard, a chrome towel rail, and a thermostatic shower.
- The stairs rise to the first-floor Landing that is on a split level, offering ample space to access the rooms. There is a convenient storage cupboard and a loft hatch providing access to the Attic.
- Four generously sized Bedrooms with Bedroom One featuring three good-sized windows providing ample natural light and a recess into the open chimney. Bedroom Two offers built-in wardrobes, timber effect laminate flooring, and a window to the rear elevation. Bedroom Three is located on the split-level landing with a window to the rear elevation and a cast-iron feature fireplace. A further staircase leads up to the top floor Landing, where there is a useful storage cupboard and a storeroom currently used as a prayer room. The fourth Bedroom is a good size with a window to the front elevation and timber effect laminate flooring.
- Naturally light family Bathroom, comprising of tiled walls, ceramic tiled flooring, a window to the side elevation, a chrome heated towel rail and a three-piece suite to include a low-level WC, a corner bath with shower over and a pedestal wash hand basin.



Park Road,  
Wellingborough,  
NN8 4PW



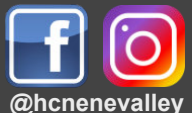
### Outside

The Property occupies a desirable position on the street and has a good degree of Kerb appeal from its period style red brick exterior, and it's low-maintenance forecourt, setting it back from the road. The enclosed forecourt comprises of a low-level brick wall, iron gate, paved hardstanding, and provides access to the front door. The fully enclosed rear garden boasts a private outlook and features a paved patio area, ideal for entertaining. Stone steps lead up to the area of lawn which provides access to an elevated patio, an ideal place to enjoy the sun. Planted borders run down the sides of the garden and are well stocked with mature plantings to include fruit trees, shrubs, and bushes.

# Floorplan



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