

HENDERSON CONNELLAN

ESTATE AGENTS



“Timeless Masterpiece”



“Timeless Masterpiece”

Situated in one of Wellingborough’s most desirable locations, this beautifully light and generously sized 1930’s detached family Home offers executive family living in an exclusive location!



Hatton Avenue,
Wellingborough,
NN8 5AP



Property Highlights

- Nestled into an established street of similar attractive period homes and conveniently located within close walking distance to Wellingborough town centre. The A509 and A45 are a short drive away providing excellent travel links to Rushden Lakes, the A14 and M1 and Wellingborough Train Station is just under 2.5 miles away with a popular commuter rail link to London.
- Beautifully presented accommodation, brimming with character and charm from the high ceilings, original 1930's internal doors and a great sense of space inside and out.
- Entrance through the composite and glass panelled front door leads into the inviting Entrance Hall. There is a high-quality striped carpet, an abundance of natural light from the oval and circular feature windows, two useful storage cupboards, stairs rising to the First Floor and original 1930's painted timber doors to the accommodation.
- Beautifully light Living Room with generous proportions, a gorgeous view out to the Garden from the floor to ceiling bay window to the side elevation and French doors that lead out to the patio. In addition to this there is a modern gas fire set into an attractive solid marble surround and mantel piece, and a solid granite hearth.
- Well-proportioned Kitchen/Breakfast Room, finished to a high standard with recessed downlights in the ceiling, an array of windows and doors providing a fantastic outlook over the Garden, ample space for a breakfast table and chairs and a quality fitted Kitchen to include solid wood eye and base level units topped with 'Pietra' resin worktops, metro tiled splashbacks and modern under counter lighting. There is a one and a half bowl composite sink and draining board, an additional kick board heater, space and plumbing for a dishwasher, washing machine and other appliances (not included), an integrated 'NEFF' slide and hide oven, and a 'Bosch' four ring gas hob with externally vented extractor fan.
- Fantastic Snug/Sitting room, a vestibule into the Kitchen and an ideal place to sit and enjoy the art deco style open fireplace. Although currently a snug, this room boasts a great degree of versatility as it could be a playroom, work from home space and much more.



Property Highlights

- Separate formal Dining Room, a generous room with windows on two elevations making for a wonderfully light space, with a high-level picture rail and a modern balanced-flue gas fire inset into the attractive composite stone hearth and mantel piece.
- Separate Boot Room, an excellent storage space for coats and shoes with windows on both the rear and side elevation and the current owner also houses the tumble dryer here too (appliance not included).
- Ground floor WC featuring a two-piece suite to include a low-level WC and a compact corner wash hand basin with a storage cupboard beneath.
- The stairs flow up to the first floor Landing which is larger than you would expect with a double width airing cupboard and a separate useful storage cupboard.
- Four Bedrooms, all of which are generously sized rooms. The Principal Bedroom boasts an array of deep built-in wardrobes and dual aspect windows.
- Bedroom Two includes a separate shower enclosure in the corner of the room and dual aspect windows.
- Bedroom Three also benefits from a generous built-in wardrobe.
- Bedroom Four, currently used as the study/office.
- Impressive family Bathroom, offering generous proportions with ceramic tiled walls to dado height, a chrome heated towel rail and a high-quality suite to include a low-level WC, two separate wash hand basins with LED mirrors over, a panel enclosed bath with a central tap and an oversized shower enclosure with a thermostatic shower with a pump for high pressure water.
- Separate single Garage with a remote operated electric roller door, lighting and power sockets. At the rear of the Garage there is an additional storage space, the water softener supplying the property, a door to the rear Garden and a Belfast sink with hot and cold running water.
- Part-boarded Loft providing excellent storage space with a drop-down hatch and ladder and lighting.



Outside

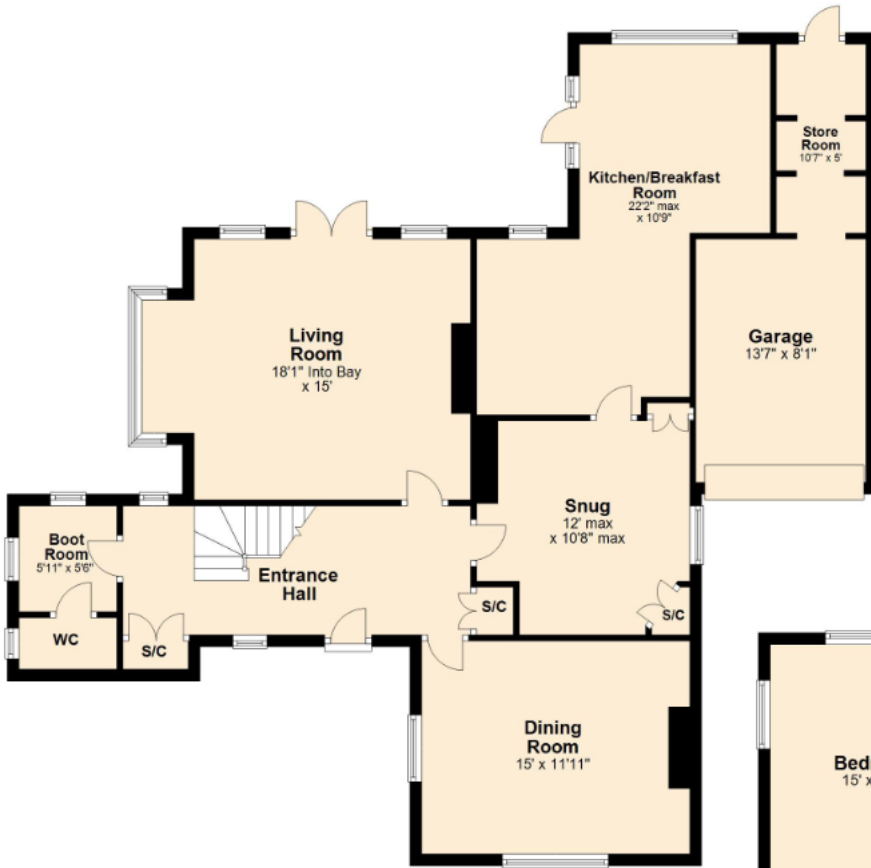
The Property occupies a most impressive position with a great degree of kerb appeal from its traditional 1930's look. There is a high-level hedge to the front providing a good amount of privacy and two electric gates either side create a secure in-and-out driveway. The driveway is block paved and provides access down one side of the property to the Garage, whilst down the other side there is secure gated access to the rear Garden and an array of external lighting with a mixture of the dawn to dusk timed lighting and PIR motion censored lighting.

The rear garden is a gardener's paradise with an excellent degree of privacy and a desirable south-west facing aspect. Outside tap adjacent to rear garage access and one to shed.

There is a block paved patio spanning the width of the rear of the property with two electric awnings providing shade from the summer sun and a great entertaining space late into the evening. There is an immaculately kept lawn flanked by a path down either side that flows to the two sheds at the rear of the Garden, one of which features an external tap. External power supplies. Deep well-stocked planted borders sit to both side boundaries hosting an array of mature and established plantings, whilst an additional side courtyard area provides storage space, electric power sockets, a further outside tap and secure gated access from the front.



Ground Floor



First Floor



Total Area Measurements (Approx.)
Total - 2081.80 sqft / 193.41 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



43 Nene Court, Embankment,
Wellingborough, NN8 1LD
01933 829222
nenevalley@hendersonconnellan.co.uk



@hcnenevalley