

**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



**“Designed for Living”**



## “Designed for Living”

This impressive, detached family Home boasts generous proportions and a versatile layout providing a home for all the family. The Accommodation comprises of an Entrance Hall with ample storage space, stairs rising to the first floor and access to the ground floor WC, a well-proportioned Living Room with sliding doors to the Garden, a formal Dining Room providing flexible accommodation and bi-folding doors to the high-quality Conservatory, a modern and contemporary Kitchen, and a separate Utility Room. The First Floor incorporates the family Bathroom and four Bedrooms, three of which with built-in storage and Bedroom One includes ample storage and an en suite Shower Room. The Property is located on an established development of executive homes and is neatly positioned into an enclave of just three houses. There is a hard standing driveway providing off road parking for three cars, access into the separate double Garage and a neat, Japanese inspired front Garden. The rear Garden has been beautifully maintained and is part-enclosed by a brick wall. There is an impressive side section to the Garden with a greenhouse and shed, and the Garden features a lawn, established plantings, a pond with a bridge and a seating area with timber pergola.



Nene Close,  
Wellingborough,  
NN8 5WB





### Property Highlights

- High-quality Conservatory, featuring bi-folding doors from the Dining Room, a ceramic tiled floor, a radiator from the central heating, a tinted glass roof and French doors to the Garden.
- Ground floor WC, larger than you would expect and attractively decorated with timber effect ceramic tiled floor, a window to the front elevation, a low-level WC and a wall mounted wash hand basin.
- The stairs flow up to the first floor Landing with a thick pile carpet underfoot, a naturally light and open feel from the window to the front elevation and access to the Airing Cupboard.
- Four generously sized Bedrooms, three of which have built-in storage and Bedroom One includes ample wardrobes and high level cupboards, and an en suite Shower Room with a window to the side elevation, ceramic tiled floor and walls, and a three-piece suite to include a low level WC, a wall mounted wash hand basin and a shower enclosure with an electric 'Triton' shower over.
- Family Bathroom with floor to ceiling tiles and a three-piece suite to include a pedestal wash hand basin, a low level WC and a 'Carron' jacuzzi style bath with a fitted screen and electric 'Triton' shower over.
- Double Garage with two manual up and over doors, a side window and lighting and power sockets.

### Property Highlights

- Nestled into a small enclave on Nene Close, this fantastic four-bedroom family occupies a desirable corner plot in a sought-after location.
- Entrance through the uPVC front door with a side light window leads into the generous Entrance Hall with engineered oak flooring, an exposed brick feature wall, stairs rising to the First Floor, a useful under stairs cupboard and ample space for coat storage, or a pushchair if required.
- Well-proportioned Living Room with a continuation of the high quality engineered oak flooring, a feature gas fireplace with a limestone surround, hearth, and mantel piece. The Room is naturally light from the window to the front elevation and the siding door to the rear providing access to the Garden.
- Formal Dining Room offering flexible accommodation as could be used as a working from space if required and uPVC bi-folding doors lead into the Conservatory.
- Generously sized Kitchen, finished to a high standard with a ceramic tiled floor, LED down lights, shaker style eye and base level units topped with a sparkle quartz granite work surface, a 'Schock' one and half bowl composite sink with a draining board, low level 'Bosch' double oven, a contemporary 'AEG' four ring induction hob with additional gas burner, and a chimney style 'Stoves' extractor hood. In addition to this there are windows to the side and rear elevation and a door into the Utility Room.
- Utility Room featuring a continuation of the high-quality finish as the Kitchen, with shaker style eye and base level units, sparkle quartz granite work surfaces, a composite 'Schock' sink, space and plumbing for two appliances (not included) and a door leading out the side section of the Garden.



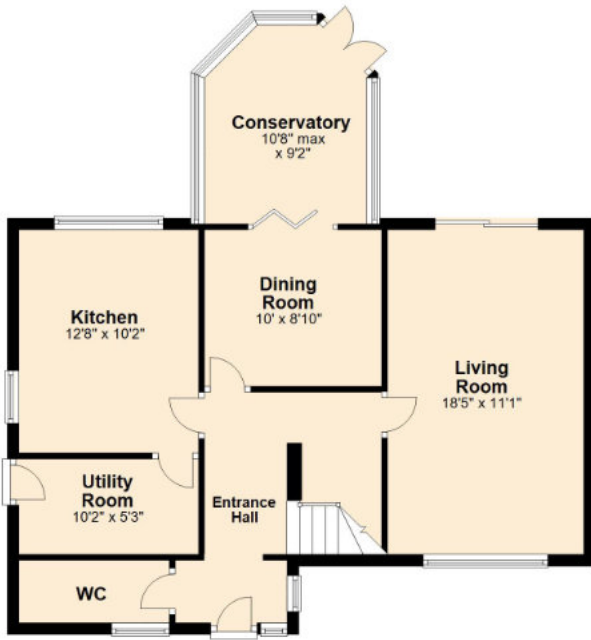


## Outside

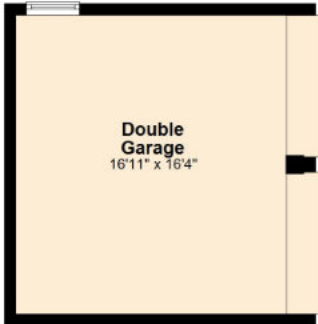
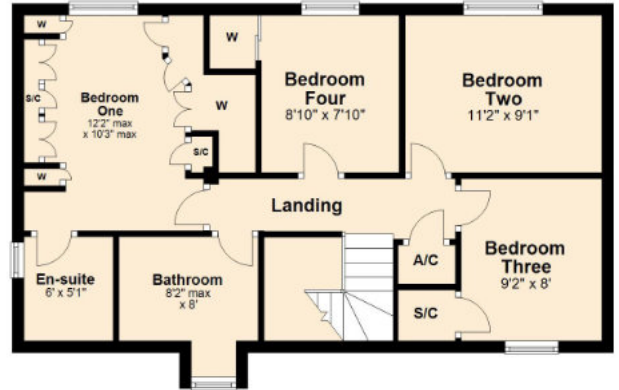
The Property is nestled into a corner of an enclave of just three properties with a shared driveway that flows up to the Property. There is a driveway providing off road parking for three vehicles, access into the double Garage and two Japanese inspired sections to the Garden one of which is situated behind the Garage with a mature Acer tree, raised timber walkway and a gate that leads to the rear Garden.

The rear Garden is larger than you would expect and wraps around the Property with a variety of sections. To the side there is a timber shed providing additional storage and a glass panelled greenhouse, whilst at the rear the mature Garden features a low-level stone wall retaining the lawn, a brick wall to one side, an array of mature and established plantings, and a pond with a bridge leading to a timber pergola ideal for a seating area. In addition to this there is a natural stone patio providing ample space to entertain by the doors from the Conservatory and Living Room.

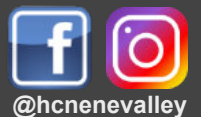
Ground Floor



First Floor



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