

HENDERSON CONNELLAN

ESTATE AGENTS



“More Than Meet’s The Eye”



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Expect the unexpected with this modern detached family Home! Nestled at the end of a popular enclave, the Property benefits from a fantastic open aspect to the front from the neighbouring countryside, modern kitchen and bathrooms, and boasts an indoor swimming pool!



Burford Way,
Wellingborough,
NN8 2JF





Property Highlights

- Situated on the first phase of the desirable Wilby Way Development on the periphery of Wellingborough. Countryside walks are on your doorstep and there are convenient travel links by car with the A45 and A509 close by. Rushden Lakes is accessible in under 10-minutes and Wellingborough Train Station is just under 3 miles away providing a popular commuter rail link to London.
- Entrance through the composite and glass panelled front door leads into the Entrance Hall with a useful storage cupboard under the stairs, doors to the accommodation and stairs rising to the First Floor.
- Generously sized Living Room featuring a fantastic bay window to the front elevation with a wonderful outlook to the front and ample space to arrange living room furniture.
- Separate Dining Room situated at the rear of the Property with French doors and sidelight windows to the rear Garden and offering great versatility as could be used as an additional reception room, playroom and much more.
- Modern Kitchen/Breakfast Room, finished to a high standard with Karndean flooring, shaker style eye and base level units with soft close feature, under unit LED lighting, solid Quartz work surfaces with an inset ceramic 'Carron Phoenix' Belfast sink, space and plumbing for an under counter washing machine and dishwasher (not included), and 'AEG' integrated appliances to include a fridge/freezer, a wine cooler, a high-level pyrolytic self-cleaning oven, a combination microwave oven, four-ring gas hob and a concealed extractor hood.
- Separate Study/Office, an ideal space to work from home with a window looking out on the Garden, but also boasting great versatility for other uses if desired.
- Ground floor WC with a window to the front elevation and a two piece suite to include a low-level WC and a compact wall mounted wash hand basin.



Property Highlights

- The stairs flow up to the first floor Landing, which is larger than you would expect and naturally light from the window to the front elevation. There is a useful storage in the airing cupboard, a hatch to the Loft and doors to the first floor accommodation.
- Contemporary family Bathroom featuring Karndean flooring, ceramic tiled walls, LED downlights, a chrome heated towel rail, an LED motion operated and heated mirror, and a three piece suite to include a low-level WC with a concealed cistern, a wash hand basin built into a useful storage unit and a panel enclosed bath with central taps, a fitted screen and a thermostatic shower over.
- Four generously sized Bedrooms with Bedrooms One and Two both benefitting from a gorgeous outlook to the front elevation and fitted wardrobes. The Principal Bedroom features ample fitted storage above and beside the bed, a fitted vanity unit with additional storage and there is a dressing area with two built in wardrobes and a refitted en suite Shower Room with Karndean flooring, ceramic tiled walls, LED downlights, useful storage units, a motion operated and heated LED mirror and a three piece suite to include a low-level WC with a concealed cistern, a wash hand basin built into a useful storage unit and an oversized shower enclosure with a thermostatic rainwater style shower head and handheld attachment.
- Integral double Garage with two manual up and over doors to the front, a partition wall down the middle with a walk-through section, ample space to fit modern sized vehicles in and also including lighting and power sockets.
- Fantastic Pool Room, situated at the side of the property with a conservatory style construction to include a low-level brick foundation wall, uPVC windows and a polycarbonate panelled roof. There is ceramic tiled flooring, lighting and a sunken heated swimming pool measuring a consistent 1.5m depth. The pump, filter and gas fired boiler for the pool are located in a separate timber shed sat next to the Pool Room.



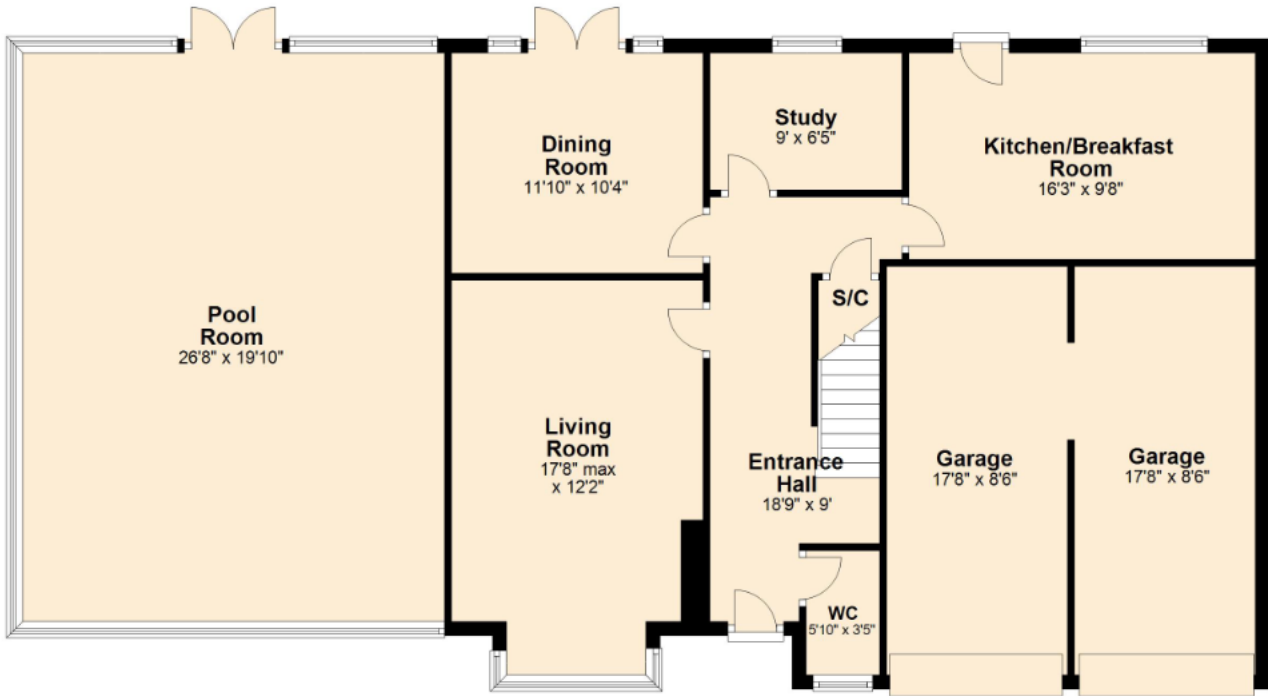
Outside

The Property occupies a most impressive position on the desirable street. There is a generous frontage to the Property featuring a driveway providing off road parking for up to three vehicles and access into the double garage. There is a lawn area to the front, an array of mature and established plantings and an open aspect over the neighbouring green space.

The South facing rear Garden is larger than you would expect and features a paved section by the Property that leads to the Pool Room, the pool plant shed and on the other side, the secure gated access from the front. A low-level picket fence and gate sections off the generous lawn and there is an array of mature and established trees, bushes and shrubs.



Ground Floor



First Floor



Total Area Measurements (Approx.)

House - 2261.90 sqft / 210.14 sqm inc. Garage & Pool Room

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



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