

HENDERSON CONNELLAN

ESTATE AGENTS



“Park Life”



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You can enjoy lovely walks straight from the rear gate in the Garden with this wonderful four bedroom, four-storey period Home. Finished to a high standard, the convenient location, generous proportions and high-level of finish make this a fantastic family home.



Castle Street,
Wellingborough,
NN8 1LW



Property Highlights

- Conveniently located in a desirable part of Wellingborough, within close walking distance to the town centre and local amenities. Wellingborough Train Station is less than a mile away with a popular commuter rail link to London and there is a beautiful open view of Castlefields Park from the rear of the Property.
- Stunning period Home, brimming with character and charm and a high standard of finish throughout. Just a few of the character features include deep-moulded skirting boards, open fireplaces, high-level picture rails, ornate cornicing, original painted timber doors and a generous ceiling height providing a great sense of light and space.
- UPVC double glazed sash windows, gas fired central heating throughout the house, with partial wet-underfloor heating in the Kitchen, Garden Room and ground floor WC.
- Entrance through the original timber and glass panelled front door leads into the generous and inviting Entrance Hall exuding the character features that flow throughout the Property. There is a solid Travertine tiled floor, a feature archway and period timber doors to the accommodation.
- Impressive Living/Family Room, once two rooms and knocked through to provide a fantastic open space. There are impressive high ceilings, original cornicing with a high level picture rail and a floor to ceiling bay window to the front injecting natural light into the room. In addition to this there are French doors into the Garden Room, solid oak flooring and two cast iron open fireplaces with Limestone surrounds and solid oak mantle pieces. The size and layout of the room makes for great versatility with furniture and benefits from great flexibility for all styles of living.
- Modern open plan Kitchen/Dining Room with ample space for a dining table and chairs, underfloor heating, French doors to the Garden, an opening through to the Garden Room, LED downlights and Travertine tiled flooring that continues seamlessly from the Entrance Hall. The modern fitted Kitchen includes high gloss eye and base level units topped with solid Beech worktops, a ceramic sink and draining board, tiled splashbacks and integrated appliances to include a dishwasher, fridge, freezer, a chimney style extractor hood and a freestanding 'RANGemaster Classic 110' cooker (available under separate negotiations).



Property Highlights

- Wonderfully light Garden Room from the vaulted tinted glass roof and French doors that lead out to the Garden. There are French doors from the Living/Family Room, an opening to the Kitchen/Dining Room, underfloor heating and suspended modern LED lighting.
- Ground floor WC also featuring underfloor heating and benefitting from a low-level WC and a compact wall-mounted wash hand basin.
- With a door from the Entrance Hall, stairs lead down to the professionally tanked and converted Cellar. Currently used as a Utility/Laundry Room, there is a useful worktop, an inset stainless steel sink, an integrated 'NEFF' washing machine and a great degree of storage space. In addition to this, there is an external flue for a tumble dryer (not included), a pumped 'Saniflo Sanitop' waste macerator system for removal of wastewater from the sink and washing machine, and an electric trickle vent with a timer function to provide ventilation.
- The stairs rise from the Entrance Hall with a wide profile and original period newel post and balustrades. The stairs reach a split-level Landing with a step that leads to the generous airing cupboard and Bathroom beyond, and the staircase continues to dog-leg up to the first floor Landing. On the Landing there is access to the first floor Bedrooms and a further staircase flows up to the Top Floor.
- Beautifully finished Bathroom offering excellent proportions with LED lighting, engineered wood flooring, attractive tiled walls, a large chrome heated towel rail and a four piece suite to include two freestanding bowl-style wash hand basins built into a generous storage unit, a low-level WC with a concealed cistern and further storage beside, a 'Victoria+Albert' freestanding jet bath with a waterfall tap, and an oversized shower enclosure with a thermostatic shower, rainwater style shower head and a handheld attachment.
- Four double Bedrooms, all of which offer unexpectedly large proportions. Bedroom One and Two are located on the First Floor and feature solid oak flooring, whilst Bedroom One includes an array of quality built in storage. Bedrooms Three and Four are equally as generous in size, with solid oak flooring and elevated views over the neighbouring park to the rear.



Outside

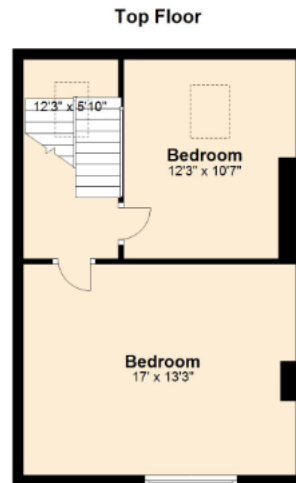
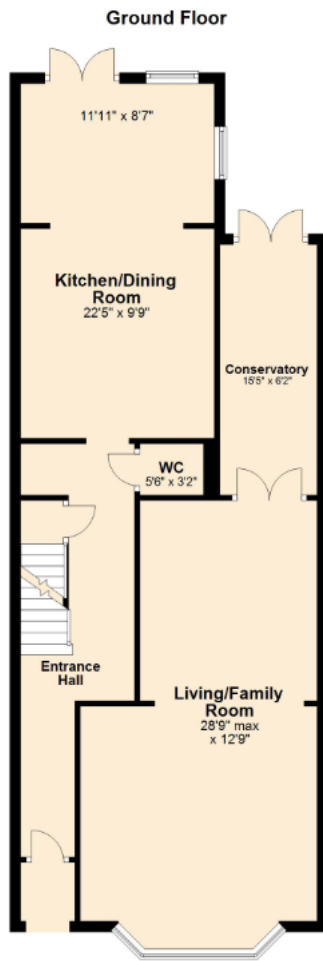
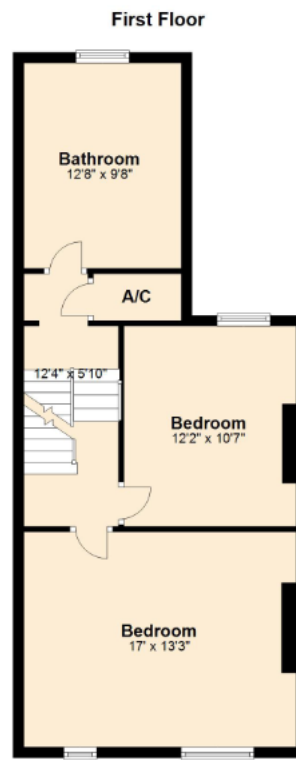
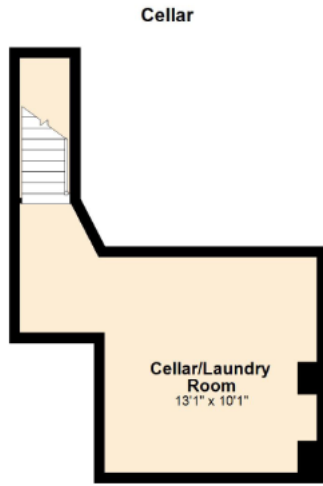
The Property occupies a great position on the established street within the heart of Wellingborough. There is a neat forecourt with a low-level red brick wall enclosing the front forecourt, a circular sandstone patio with a gravelled border and a patterned period blue brick path leads to the covered porch with quarry tiled floor and original timber door into the House.

There is access down the side of the Property that leads over neighbouring car park and double timber gates provide access into the rear Garden.

The East facing rear Garden is perfectly positioned to catch the rising sun and there is a pleasant private outlook to the rear. The Garden has been professionally landscaped and designed with low maintenance in mind, featuring the original red brick boundary walls and a secure timber gate allows access to Castlefields Park to the rear, ideal for children to play or to walk the dog. The Garden includes a generous limestone paved patio, a timber pergola, a raised blocked paved area by the double timber gates, and a timber summerhouse at the rear of the garden with power and lighting. In addition to this there is external lighting in the Garden, external power sockets and an outside tap.



Floorplan



Total Area Measurements (Approx.)
2137.20 sqft / 198.55 sqm inc. Cellar

*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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