

“Excellence as Standard”



**HENDERSON
CONNELLAN**
ESTATE AGENTS



“Excellence as Standard”

This stunning four bedroom detached Home offers a high standard of finish inside and out! There are generous proportions, a modern open plan layout and the benefits of a nearly new home with all the additional finishing touches!



Hamlet Street,
Wellingborough,
NN8 3AX



Property Highlights

Built by David Wilson Homes in 2022, the Property occupies an excellent position in the first phase of the Wendel View development. The A509 is close-by providing excellent travel links by car with the A45 and Wellingborough just a short drive away. The popular Rushden Lakes is accessible in around 15 minutes and Wellingborough train station is just over a 10-minute drive with an excellent commuter rail link to London.

Beautifully presented throughout with an excellent standard of finish. There are high quality floorings, upgraded kitchen and bathroom fixtures, and landscaped gardens. The Property is also offered for sale with NO CHAIN.

Entrance through the composite front door leads into the Entrance Hall, which is larger than you would expect with an attractive Luxury Vinyl Tiled floor, a useful storage cupboard for coats and shoes, stairs rising to the first floor and an additional storage space under the stairs.

Generously sized Living Room, naturally light from the bay window to the front elevation with high quality fitted plantation shutters, a thick-pile carpet and ample space to arrange furniture how you wish.

Stunning open plan Kitchen/Dining/Family Room boasting a desirable modern open plan layout. There is ample space for versatility with furniture and the room naturally lends itself as an excellent entertaining space. There is a seamless continuation of the Luxury Vinyl Tiled floor from the Entrance Hall, and an abundance of natural light from the window and oversized double doors with sidelight window to the rear Garden.

The fitted Kitchen includes contemporary eye and base level units with black-brushed copper handles and square edge worktops. The units include a central island unit allowing for additional storage and a two-sided breakfast bar ideal for entertaining whilst cooking. There is a stainless steel 'FRANKE' sink and draining board by the window which provides a pleasant outlook over the Garden and there is an array of integrated appliances to include a fridge/freezer, a dishwasher, a high-level double oven, a five-ring gas hob and a chimney style extractor hood.



Property Highlights

The quality fixtures from the Kitchen extend into the Utility Room, including the Luxury Vinyl Tiled floor, additional eye and base level units, worktop space, and there is space and plumbing for two under counter appliances. In addition to this there is a cupboard housing the modern 'Ideal Logic' boiler and a glass and composite side door leads directly out to the driveway.

Ground floor WC, larger than you would expect featuring a window to the front elevation, Luxury Vinyl Tiled flooring, a useful storage cupboard housing the consumer unit, and a two piece suite to include a low-level WC and a compact pedestal wash hand basin.

The stairs flow up to the first floor Landing which incorporates the Airing Cupboard, a hatch to the Loft and doors to the first floor accommodation.

Four Bedrooms, all of which are generous double rooms and Bedroom Four features a built-in wardrobe. The Principal Bedroom is an impressive Room offering excellent proportions and an en suite Shower Room. The modern En Suite boasts a window to the side elevation, stone effect vinyl flooring, metro tiled splashbacks, a white heated towel radiator and a three piece suite to include a low-level WC, a pedestal wash hand basin with a mirrored cabinet above, and an oversized shower enclosure with a low threshold and a thermostatic shower.

Contemporary family Bathroom, in excellent condition and comprising of a stone effect vinyl floor, a white heated towel radiator, a window to the side elevation and a three piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with fitted shower screen and a thermostatic shower over.

Oversized detached Garage measuring 20' x 10'10" and benefitting from lighting, power sockets and a manual up and over door to the front.

Estate charge of approx. £140 per annum, although this is not currently charged. This charge will apply once the sale of the communal green spaces, play areas and footpaths have completed to the Management Company.



Outside

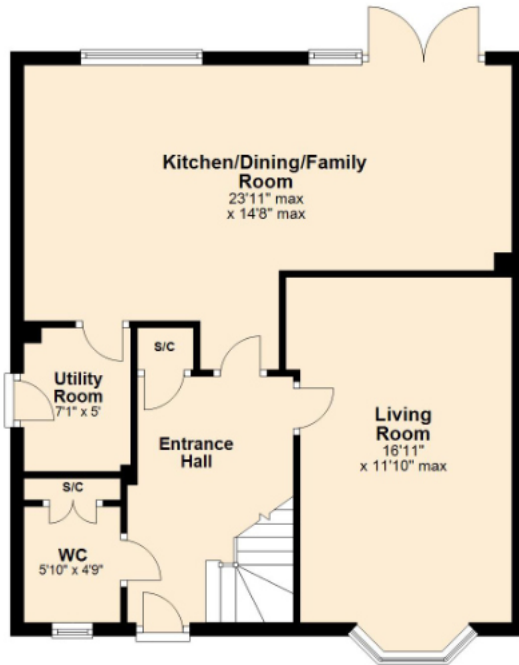
The Property occupies an excellent position on the Street, which has an established feel. There is a neat frontage that includes two bark planted borders flanking the paved path that leads to the front door with a covering storm porch. The hard standing driveway sits down one side of the property providing off road parking for two to three vehicles, a secure timber gate to the rear Garden and a manual up and over door into the oversized garage, capable of occupying a modern vehicle and additional storage.

The South-East facing rear Garden has been thoughtfully landscaped with an extended patio area ideal for entertaining, two raised planted beds, a small composite deck perfect for a BBQ area and a low maintenance gravelled area to the rear with a compact shed for garden storage. The Garden is larger than you would expect and also features an outside tap, external lighting and power sockets

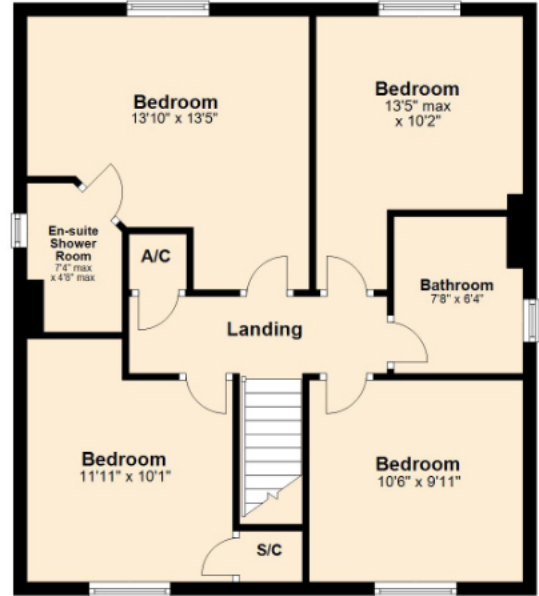


Floorplan

Ground Floor



First Floor



Total Area Measurements (Approx.)

House 1330.80 sqft / 123.63 sqm

Garage 217.40 sqft / 20.20 sqm

Total 1548.20 sqft / 143.83

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

