

“Ultra Convenient”



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ESTATE AGENTS



“Ultra Convenient”

Situated in a desirable cul-de-sac, this modern three bedroom detached Property is just a stone’s throw from the local medical centre and pharmacy, and there are excellent travel links by car.



Stubbs Close,
Wellingborough,
NN8 4UQ



Property Highlights

Located just off Gainsborough Drive, the Property is situated in a desirable cul-de-sac with easy access to Redwell Medical Centre and Redhill Pharmacy, both just a stone's throw away. The A509 and A45 are close by providing excellent travel links by car to the A14 and M1, and Wellingborough Train Station is accessible by car in under 10-minutes.

Entrance through the composite and glass panelled front door leads into the inviting Entrance Hall, which is larger than you would expect as it has been extended to the front. There are side light windows providing ample natural light, ceramic tiled flooring and exposed timber steps leading to the First Floor.

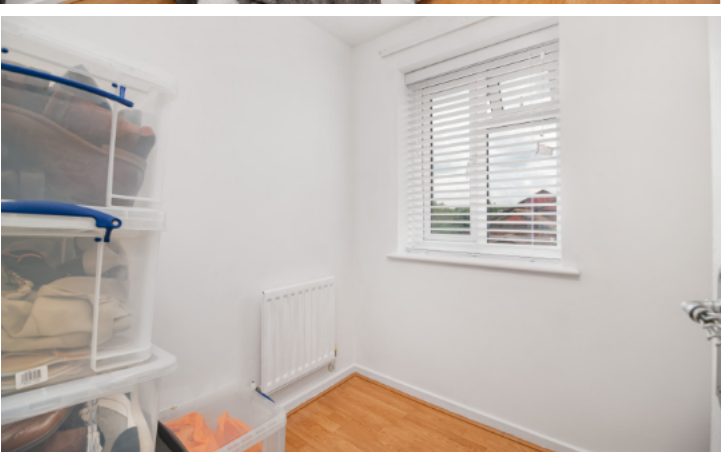
Well-proportioned Living Room benefitting from a generous window to the front elevation making for wonderfully light room, with timber and glass panelled double doors into the Dining Room, a door into the Kitchen/Breakfast Room and a useful understairs storage cupboard.

Modern and contemporary Kitchen, finished to a high standard with space for a breakfast table, slate effect ceramic tiled flooring, metro tiled splashbacks, and a fitted kitchen to include eye and base level units with under counter and pelmet LED lighting, roll top work surfaces, a stainless steel one and a half bowl sink, and integrated appliances to include a low-level 'NEFF' slide and hide oven, a four ring gas hob and an extractor hood. There is also space and plumbing for an under-counter dishwasher, a wine cooler and an American style fridge/freezer (appliances not included).

Rear Vestibule with a continuation of the slate effect ceramic tiled flooring from the Kitchen, featuring a solid wood fire-door into the Garage, a uPVC and glass panelled door to the Garden and a door into the ground floor WC.

Ground floor WC with a window to the rear elevation, ceramic tiled floor and walls, a chrome heated towel radiator, and a two piece suite to include a low-level WC and a wash hand basin built into a useful storage unit.

Generously sized Conservatory, fitted by well-renowned local company T&K Home Improvements. There is a high quality tinted glass roof, ceramic tiled flooring, a radiator from the central heating, a glass panelled door from the Dining Room and French doors to the Garden.



Property Highlights

The stairs rise to the first floor Landing with timber panelled walls and exposed timber steps. There is a timber effect laminate floor on the Landing, a useful airing cupboard, doors to the first floor rooms and a drop down hatch with ladder to the part-boarded loft.

Three Bedrooms, two of which are double in size, and the third Bedroom features a built-in wardrobe. The principal Bedroom includes timber effect laminate flooring and an en suite Shower room with a window to the side elevation and a three piece suite to include a low-level WC a wash hand basin with useful storage beneath, and a shower enclosure with a thermostatic shower.

Modern Bathroom, with a contemporary anthracite heated towel radiator, a window to the rear elevation, LED downlights, luxury vinyl tiled flooring, ceramic tiled walls, an LED motion operated mirror, an electric shaver point, and a three piece suite include a low-level WC, a wash hand basin built into a useful storage unit, and a tile enclosed bath with a fitted shower screen and thermostatic shower with concealed pipes, a rainwater style shower head and a handheld attachment.

Modern uPVC double glazed windows and doors, and an eco-friendly Baxi-Ecogen mCHP boiler with an electricity generating system that heats your home and generates electricity at the same time.

Integral single Garage featuring a manual up and over door to the front, lighting and power sockets, and space and plumbing for a washing machine and tumble dryer (appliances not included).



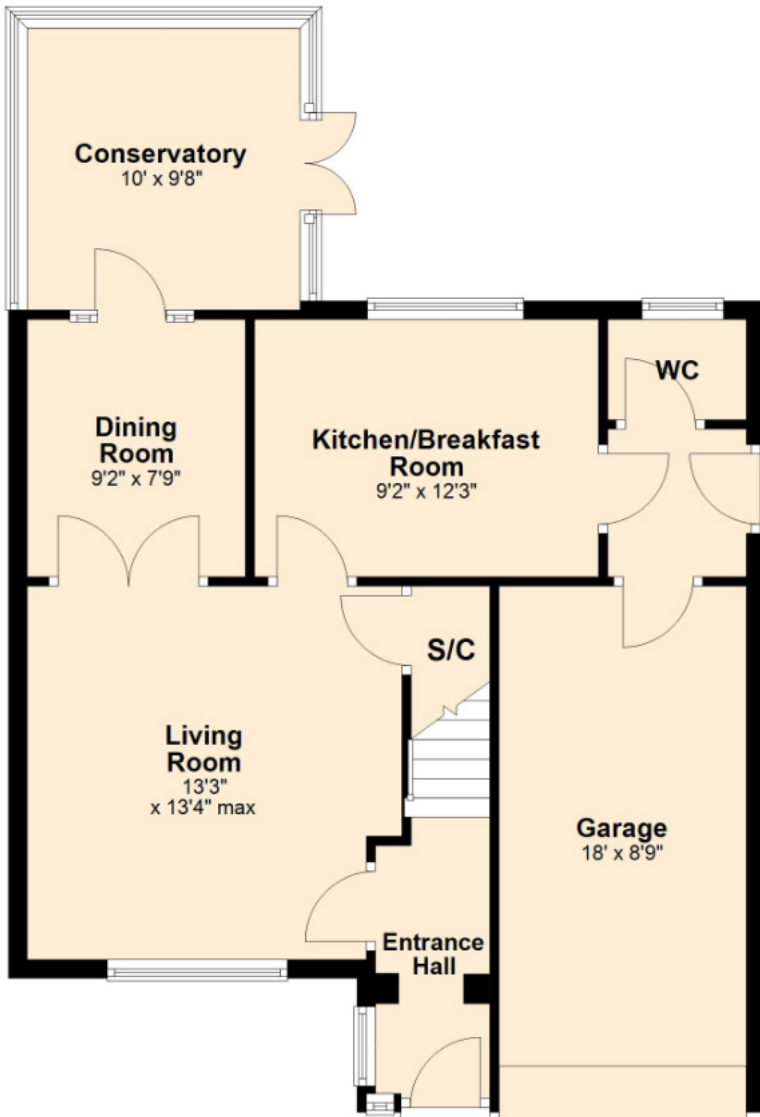
Outside

The Property occupies a fantastic convenient position in the street, with a neat frontage comprising of an area of lawn, well-maintained hedgerows, a mature tree, a path to the front door, and a hard standing driveway providing off road parking. There is secure gated access down one side of the property scope for further parking if required as you could landscaped the front garden into a larger driveway (subject to relevant regulations).

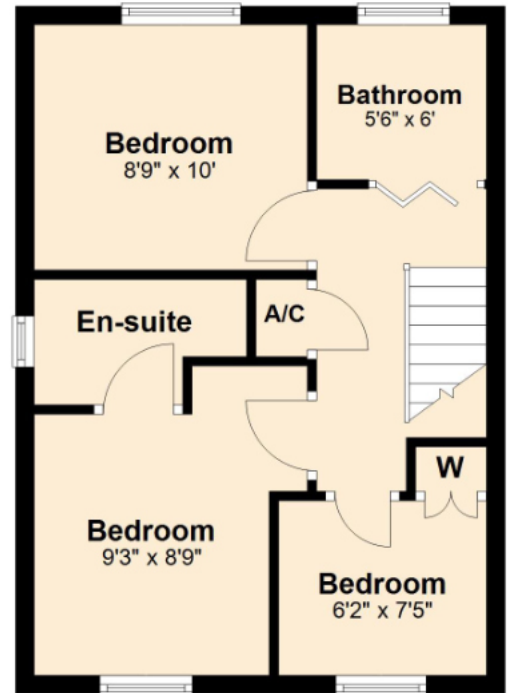
As you exit the property at the rear, there is a paved patio ideal for entertaining with a low-level retaining wall and steps that lead up the rear section of the Garden. The raised section of the Garden includes a paved patio perfectly positioned to catch the sun, whilst there are two lawns either side, a timber shed and a raised pond with a water feature.

Floorplan

Ground Floor



First Floor



Total Area Measurements (Approx.)

House 948.60 sqft / 88.13 sqm
 Garage 167.40 sqft / 15.55 sqm
 Total 1116.00 sqft / 103.68 sqm

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

