

# HENDERSON CONNELLAN

ESTATE AGENTS



**“The Complete Family  
Package”**





## “The Complete Family Package”

This spacious detached home, nestled in a sought-after cul-de-sac of executive properties, offers everything a family could need. With countryside walks just moments away and excellent travel links by car and train, it's the perfect blend of convenience and tranquillity.



Green Close,  
Irthlingborough,  
NN9 5UN







## Property Highlights

- Popular David Wilson built family home located in a desirable cul de sac of similar executive homes.
- Situated on the periphery of Irthlingborough, within walking distance to the town centre and close proximity to Wellingborough train station, with it's convenient commuter rail link to London.
- Rushden Lakes is close-by and accessible via a pleasant countryside walk taking around 45 minutes. The A45, A6 and the A509 are within close driving distance providing a fantastic convenient location.
- Generously sized Entrance Hall with a timber and glass panelled front door with a sidelight window providing natural light, a fitted floor mat by the front door, decorative coving, a high quality luxury vinyl floor, stairs rising to the first floor and timber and glass panelled doors to the rooms.
- Well-proportioned Living Room, featuring carpet flooring, decorative coving, glass panelled door to the Hallway, a window to the side elevation, a generous bow window to the front and a contemporary fireplace with a natural stone hearth.
- Modern "Wren" Kitchen/Dining Room with a luxury vinyl tiled floor, LED downlights in the ceiling, space for a dining table, and a fitted kitchen comprising of eye and base level shaker-style units with under-unit lighting. The kitchen features a Quartz work surface incorporating a one and a half bowl "Blanco" sink and integrated appliances, including a high-level 'AEG' double oven, a four-ring induction hob, an integrated dishwasher, and a full-height integrated fridge.
- Open-plan Dining Room featuring a luxury vinyl floor, a vertical radiator, and an opening allowing seamless access to the Garden Room.
- Charming Garden Room featuring part-brick construction and an insulated roof with recessed downlights. This inviting space offers stunning views of the beautifully landscaped garden and features a vertical radiator, creating the perfect spot to relax and enjoy the surroundings in comfort all year round.



## Property Highlights

- Separate Utility Room with a continuation of the luxury vinyl tiled floor from the kitchen, additional storage in the fitted units, Quartz work surfaces, integrated washing machine and bin storage, and a door leading out to the garden.
- Ground floor Office offering a fantastic work from home space and providing the flexibility to be used as an additional reception room if required.
- Ground floor WC, larger than you would expect with a tiled floor, a window to the side elevation, a door to the useful understairs storage cupboard and a two piece suite to include a low-level WC and a bowl style wash hand basin built into a useful storage unit.
- The stairs flow up to the first floor Landing, a naturally light and open space with a window to the side elevation, decorative coving, a useful airing cupboard and a hatch providing access to the loft.
- Four double Bedrooms, all of which benefit from fitted wardrobes and the Principal Bedroom incorporates a modern en suite Shower Room to include dado height tiled walls, a window to the side elevation and a fitted suite with a WC, a pedestal wash hand basin, and an oversized shower enclosure with a shower over.
- Gorgeous Bathroom, finished to a high standard with tiled floor and walls, a chrome heated towel rail, LED downlights, and a three piece suite to include a walk-in shower enclosure with a rainwater shower head, a bath and a wash hand basin built into a useful floating storage unit.
- Separate detached single garage with a manual up and over door, lighting, and power sockets, and a pedestrian side access door.





## Outside

The Property occupies a fantastic corner position on the cul de sac with a neat frontage. There is an area of lawn with mature plantings either side of the paved path that leads to the front door with a covering storm porch. The driveway flows down one side of the Property with three off road parking spaces in front of the garage and a secure timber gate provides access into the garden. The West facing rear garden is beautifully landscaped on split levels, featuring a high-level decking area perfect for enjoying the afternoon and evening sun, and an additional paved patio situated next to the house and continuing to the garage. The space features a variety of well-established borders, thoughtfully cultivated with care by the current owners and steps lead up from the flat lawn area to the raised garden, which includes various planted sections with mature shrubs and an additional seating area.



# Floorplan



**Total Area Measurements** (Approx.)  
Total, to include the garage - 1,710.9 sqft / 158.95 sqm



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