



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Debdale Road,
Wellingborough,
NN8 5AA

Corran House

An individual late-Victorian detached double fronted villa in Hatton Park, with excellent proportions and an abundance of period features.



Property Highlights

Situated in one of Wellingborough's most desirable areas, where there is a cricket club, indoor bowls club and the Glamis meadow and wood is close by for good walking. Also within walking distance there is a newsagents, doctors surgery, pharmacy and the town centre. Excellent travel links by car with convenient access to the A509, A45, A14 and Rushden Lakes. Wellingborough Train Station is around 1.5 miles away and has good commuter rail links to London in around 52-minutes.

The Property has the features you would expect to find in a late-Victorian property. There are high ceilings, deep moulded skirting boards, ornate cornicing, original floorings, solid timber internal doors, stained glass windows, period sash windows, and decorated in Farrow and Ball colours.

The attractive timber and stained-glass front door leads into the Entrance Hall with original Minton tiled floor, a useful under stairs storage cupboard and stairs that rise to the first floor.

Wonderfully light Sitting Room with a bay window with sash windows to the front, a period stained glass window to the side, oak flooring, and a cast iron fireplace with a modern gas fire insert, a tiled hearth and a timber mantelpiece. There are double doors leading into the Dining Room providing an ideal open plan entertaining space or the ability to separate the rooms.

The oak floor continues into the Dining Room with a feature alcove and double glazed French doors with sidelight windows that lead to the patio of the rear Garden.

The Family Room is situated at the front of the Property with two generous sash windows, exposed timber floorboards, a picture rail and offers a great deal of versatility. Although currently used as a family room, the layout offers flexible uses as a playroom, a home office or even could be knocked through to the Kitchen to create a wonderful open plan Living/Dining/Kitchen (subject to relevant consent).



Property Highlights

Kitchen/Breakfast Room finished in a traditional style with timber effect laminate flooring, a large sash window that looks onto the rear Garden and an opening into the Utility Room. Fitted with shaker style units with a pull-out larder, a dresser, solid beech worktops and a central island unit providing additional storage and a breakfast bar. In addition to this, there is a one and a half bowl ceramic sink and draining board, ceramic tiled splashbacks, space for an under-counter dishwasher (available under separate negotiations), and integrated appliances to include a low-level double oven, a four ring gas hob with extractor over, and a fridge/ freezer.

The Utility Room benefits from a continuation of the timber effect laminate flooring from the kitchen, additional storage with solid beech worktops, a ceramic Belfast sink and space and plumbing for a washing machine (available under separate negotiations). There is also a window and door to the Garden and door that leads into the Laundry/Boiler Room that houses the boiler, hot water tank and plenty of space for storage and drying clothes.

Large ground floor WC featuring a modern version of the Minton tiled floor that is an excellent match to the entrance hall floor. There is a window to the rear elevation, a dado rail and a two piece 'Vernon Tutbury' suite to include a low-level WC and a pedestal wash basin.

The stairs flow up to the first floor Landing with a truly impressive staircase that splits as you reach the first floor to provide a gallery style landing. There is natural light flooding in from the feature stained glass window to the rear elevation.

Four Bedrooms, all of which are excellent double rooms with timber floorboards and large windows making for lovely light spaces. Three of the bedrooms include fitted wardrobes and the Principal Bedroom features an 18th century toile style wallpaper and an archway into the en suite Bathroom. The En Suite is fitted with a coveted 'Vernon Tutbury' suite to include a low-level WC, two wash basins built into a vanity unit and a panel enclosed enamel bath with a central tap and handheld shower attachment.

Well-proportioned Family Bathroom featuring timber panelled walls to dado height, a luxury vinyl tiled floor, recessed downlights and a four piece suite to include a low-level WC, a pedestal wash basin, a panel enclosed enamel bath, and a separate corner shower enclosure with a rainwater style shower.

Detached Single Garage, situated at the side of the property with a store room at the rear, lighting, power sockets, and a manual up and over door to the front.



The Grounds

The Property occupies a prominent position on the desirable street with a total plot size measuring around 0.11 acre. There is a great deal of kerb appeal from its double fronted aspect, the red brick façade under a natural slate tiled roof with Dutch gables. There is an enclosed frontage with a low-level fence and gate that allows access into the forecourt, featuring a stone paved path that leads to the front door and recessed porch with the original Minton tiled floor. A side gate on the forecourt leads to the paved driveway that allows off road parking for two vehicles, access into the Garage via a manual up and over door, and a secure gate that provides access to the rear Garden.

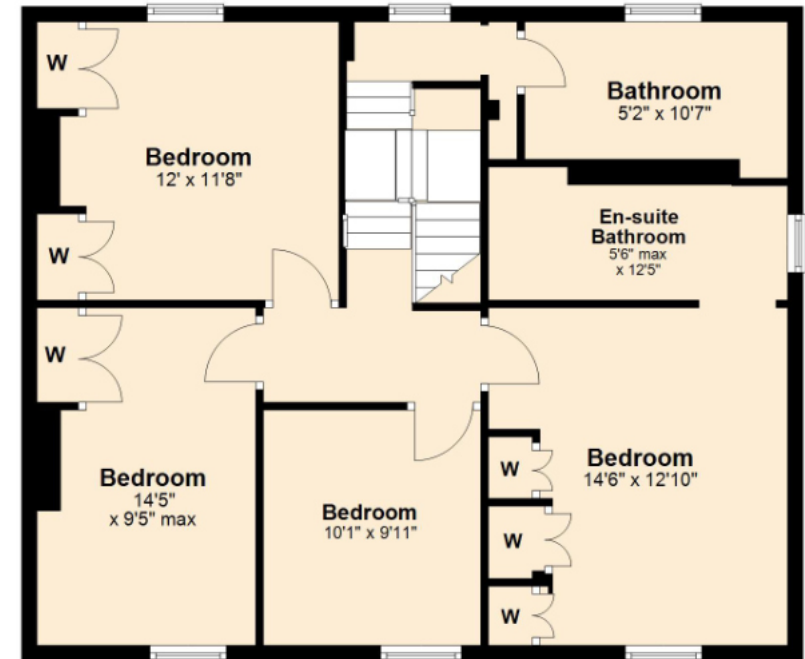
The generous rear Garden has been professionally landscaped with a mature and established feel. There is blocked paved patio by the property ideal for entertaining, a block paved path that navigates around the central lawn providing access to the various garden areas to include the timber shed, a period red brick sunken garden and a stone paved seating area with a timber pergola perfectly positioned to catch the late setting sun. There is a door to the separate store at the rear of the Garage, external lighting and an outside tap.



Ground Floor



First Floor



Total Area Measurements (Approx.)

Main House - 1852.80 sqft / 172.13 sqm

Garage & Store - 207.20 sqft / 19.25 sqm

Total - 2060.00 sqft / 191.38 sqm

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