

“Space and Design Combine...”



**HENDERSON
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ESTATE AGENTS

“Space and Design Combine...”

...to make this fantastic three bedroom semi-detached Property, with an extensive frontage providing ample off-road parking, beautifully presented accommodation and a larger garden than you would expect.



Weavers Road,
Wellingborough,
NN8 3JB





Property Highlights

Located in a popular residential location, just a stone's throw from Weavers Leisure Centre and Weavers Academy, and Dale End Park is close by providing an excellent green space for walking dogs.

Wellingborough Town Centre is just a 15-minute walk and the Train Station is under 2-miles away with a popular commuter rail link to London. The A509 and A45 are close by, providing excellent travel links by car to the M1, A14 and Rushden Lakes.

The Property is beautifully presented throughout and benefits from uPVC double glazed windows with tilt and turn units and 'Perfect Fit' blinds, and gas fired central heating.

Entrance through the uPVC front door leads into the Entrance Porch which benefits from a useful storage cupboard to one side, tiled flooring and a uPVC door with a sidelight window into the Entrance Hall.

The welcoming Entrance Hall features a high quality engineered oak floor, exposed pine doors to the ground floor accommodation, a useful understairs cupboard and stairs that rise to the first floor.

Generously sized Living/Dining Room featuring a generous window to the front injecting an abundance of natural light into the room. There is a high quality engineered oak floor, a useful storage cupboard and sliding patio doors to the Garden Room.



Property Highlights

The Kitchen comprises of ceramic tiled flooring, tiled splashbacks, a side door to the Garden and a window over the stainless steel sink looking onto the garden. There are fitted shaker style eye and base level units, roll top work surfaces, space for a washing machine (not included) and integrated appliances to include a dishwasher, a low-level oven, a five-ring gas hob and a chimney style extractor hood.

High specification Garden Room with a tinted glass roof, a fully glazed elevation to the side and bi-folding doors to the rear. There is a timber effect laminate floor, sliding patio doors from the dining area, and electric underfloor heating and a radiator from the central heating for use in the cooler months.

Ground floor WC with a low-level WC, a wash hand basin and a window on the side elevation.

The stairs flow up to the first floor Landing with a generous window to the side elevation providing an abundance of natural light. As you reach the top of the stairs, there is a useful airing cupboard, a drop-down hatch and ladder to the loft, and exposed pine doors provide access to the rooms.

Three Bedrooms, all of which can accommodate a double bed and bedrooms One and Two also feature fitted wardrobes.

Contemporary Bathroom featuring modern tiled splashbacks, a window to the rear elevation, a chrome heated towel radiator and a three piece suite to include a low-level WC and wash hand basin built into a useful vanity unit, and a p-shaped bath with a fitted shower screen, a waterfall tap and a thermostatic 'triton' shower.

Detached Single Garage with a manual up and over door to the front, a side pedestrian door from the Garden and benefitting from lighting and power sockets.





The Grounds

The Property occupies a fantastic position on the desirable street with a total plot size measuring approximately 0.12 acre. There is a generous frontage allowing for ample off-road parking on the hard standing and gravelled driveway, and easy access into the detached single Garage. In addition to this there is a lawn area to one side and a path that leads to the front door.

The rear Garden offers a South-West facing aspect and is larger than you would expect. The Garden has been beautifully landscaped with a timber deck, a paved patio and a covering timber pergola providing an excellent entertaining space by the Property. A gravelled section with stepping stones flows down the side of the house to the gated side access, whilst further steps lead to the pedestrian door into the single Garage. The generous lawn extends down the Garden with mature planted borders and at the rear there is a further gravelled area and timber pergola, and a brick-built outbuilding with a uPVC window and door.

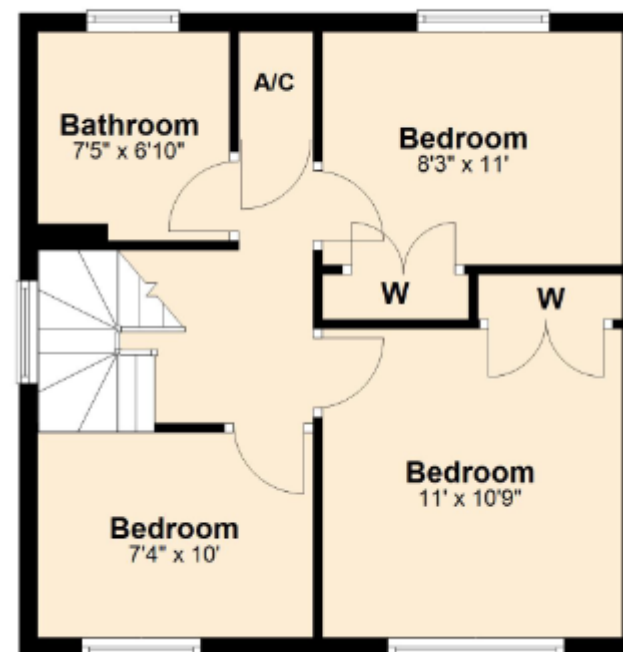




Ground Floor



First Floor



Total Area Measurements (Approx.)

Main House - 1028.40 sqft / 95.54 sqm

Garage - 147.90 sqft / 13.74 sqm

Total - 1176.30 sqft / 109.28 sqm

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